



**p r e l u d e**



**t o**

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## dedicated to YOU

You, who are responsible for this fine community and the myriad advantages and opportunities it offers. Its schools, churches, recreational and social facilities are your doing. Its future growth and betterment are also in your hands.

Your children will enjoy the many benefits you have made possible, and as tomorrow's citizens, will continue the progress you have so capably put in operation.

You may be among the home owners in our community, and as such we know you have passed the "prelude" and are enjoying the happiness this book describes. If so, we hope it will bring you enjoyment through re-living the anticipation, dreams and fulfillment of home planning and home ownership.

If you have not yet acquired "life's second greatest possession" we hope these pages will be instrumental in pointing the way to your "prelude to happiness." We consider making this book available to you a contribution to the well-being and security of you and your family, as well as to the community of which we are proud and happy to be a part.

Sincerely,


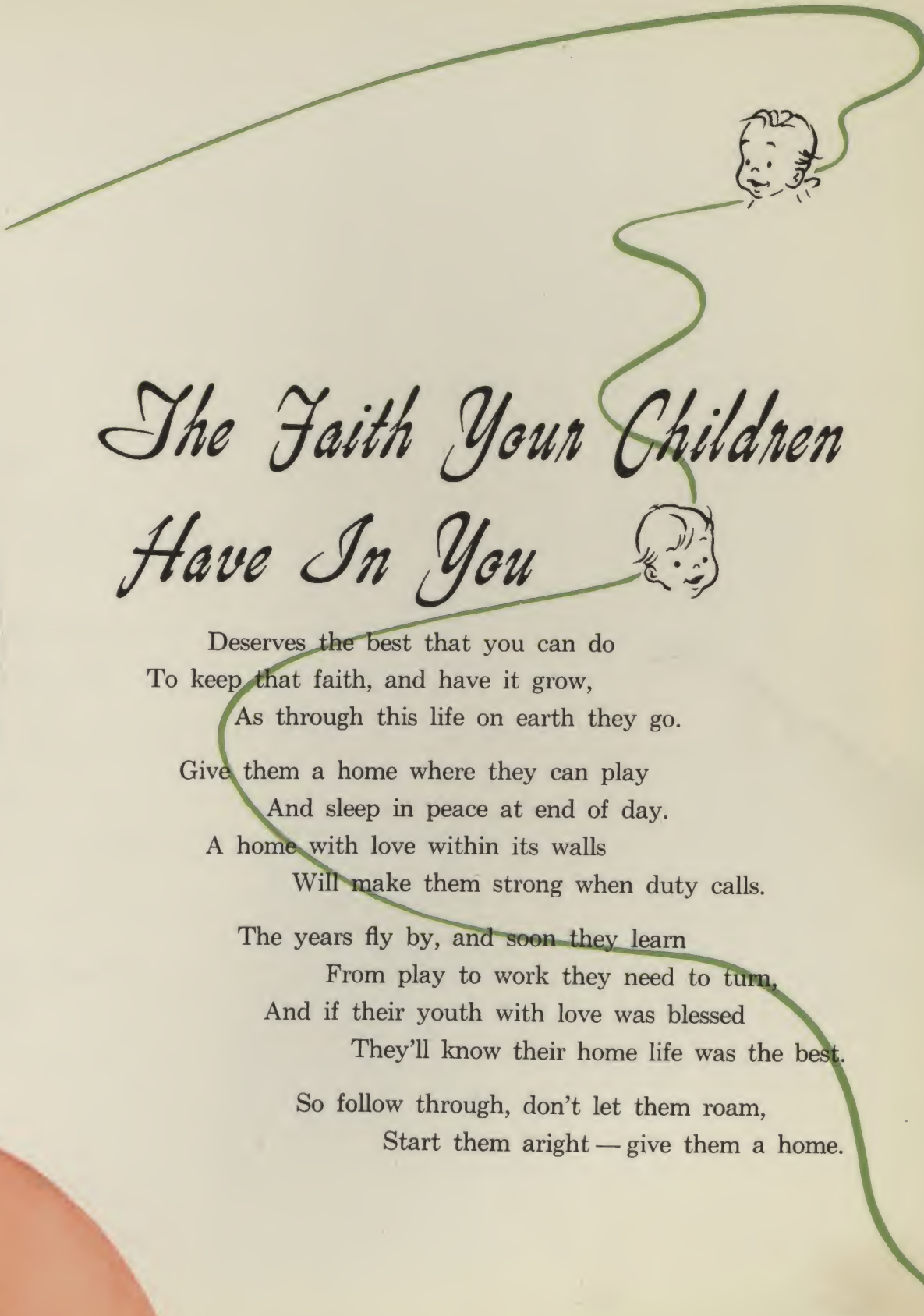
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# *The Faith Your Children Have In You*



Deserves the best that you can do  
To keep that faith, and have it grow,  
As through this life on earth they go.

Give them a home where they can play  
And sleep in peace at end of day.  
A home with love within its walls  
Will make them strong when duty calls.

The years fly by, and soon they learn  
From play to work they need to turn,  
And if their youth with love was blessed  
They'll know their home life was the best.

So follow through, don't let them roam,  
Start them aright — give them a home.



# what Home Ownership means

When you acquire a home of your own, you acquire much more than shelter, much more than a "house and lot." Home ownership satisfies most of the deepest desires of the individual. These are a few of them . . .

***Sense of Assurance.*** The feeling that you are providing for your children the best possible facilities; the finest possible environment in which to rear them to wholesome maturity.

***Peace of Mind.*** The knowledge that you and your family enjoy the security of possession with all that it means in freedom of movement, personal control of your own and your children's actions and independence from outside regulations.

***Increased Prestige.*** Greater stature in your community as a citizen, as a more respected and desirable employee in your work, as a more acceptable neighbor.

***Family Unity.*** A home of your own becomes the center of family interest and activity, a permanent bond of affection and respect between all members of the family.

***Relaxed Living.*** A home of your own gives you and your family comfort, convenience, room to live, to play, to entertain as you wish.

***Assured Savings.*** The monthly payment on your home gives you an unfailing program for saving, converts worthless rent receipts into tangible assets. You also enjoy tax advantages not available to the renter.

***Protected Investment.*** Your home is a safeguard against inflation, a valuable holding that always has sales value, regardless of age or condition.



## *life's two greatest possessions — A Child and A Home*

Ralph and Barbara Bedford, whose family life was already enriched by two lovely children, decided to acquire life's other greatest possession — a home. Read and thrill to their success as portrayed on the following pages. You can be certain that planning home ownership will be for you

as it was for Ralph and Barbara, a stimulating  
adventure . . . a gratifying

*prelude  
to  
happiness!*





# 'Site Planning' Is Important When Building New

When you look at a home displayed during the Home Week, or if you are planning to buy a new home, take notice of how the home is located on its site. The National Association of Home Builders has a new book, "Site Planning," which is "a guide to the most desirable location for a new home. It gives pointers on how to select a site, and how to plan the house to fit the site. These are just a few of the points that should be considered by the builder as well as the buyer. Here are five points the NAHB recommends that its builders follow to add to the acceptability and desirability of a new home:

1. Put stress on "location." The home should be located on a desirable site.
2. Put stress on "site planning." The house should be planned to fit the site.
3. Put stress on "orientation." The house should be oriented to the sun, breezes and view.
4. Put stress on "access." The house should be accessible to the street and to the neighborhood.
5. Put stress on "privacy." The house should be located in a quiet area.

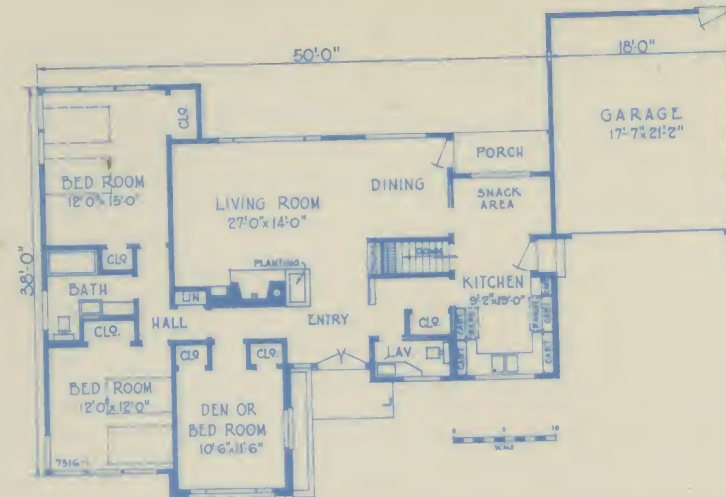
Mr. and Mrs. Ralph Bedford and their children, Tommy, 10, and Susan, 14, will move into their new home at 535 Thatcher Avenue next week.

You've undoubtedly seen scores of items like this in your local newspaper, and probably wished, without realizing you could have your wish, that one of them might be about *your* family moving into *your* home.

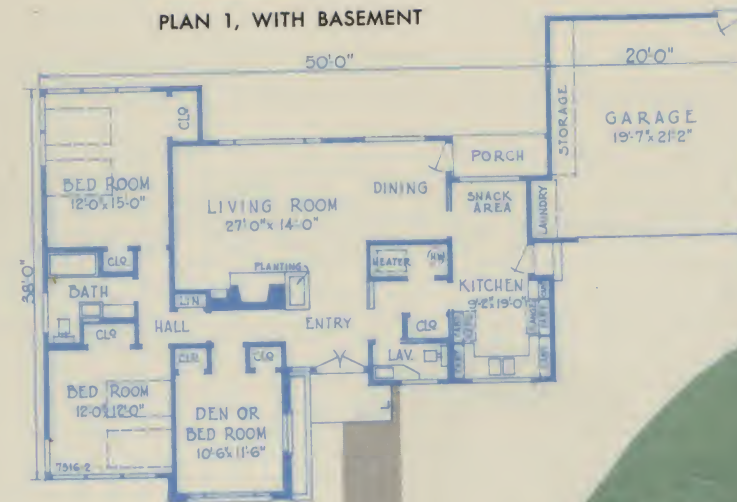
This particular item marks for Ralph and Barbara Bedford, just as it could for you, the experiencing of a most exciting adventure any family can have, that of acquiring a home of its own. When the Bedford's began their adventure they knew only a few of the things they wanted in a home of their own. They wanted room, both indoors and out, for themselves and their children to live and play. They wanted freedom for Barbara from unnecessary household tasks and apartment "regulations." They wanted a place they could be proud of now and for the future—and they wanted security.

At first they thought that getting a home of their own would present many obstacles. They knew very little about costs and financing and even less about the style of home that would give them everything they wanted. They had only vague ideas about what would constitute a desirable location, and knew nothing at all of the relative merits of buying an old home, a new one already constructed, or having one built for them.

## "THE BEDFORD HOME"



PLAN 1, WITH BASEMENT

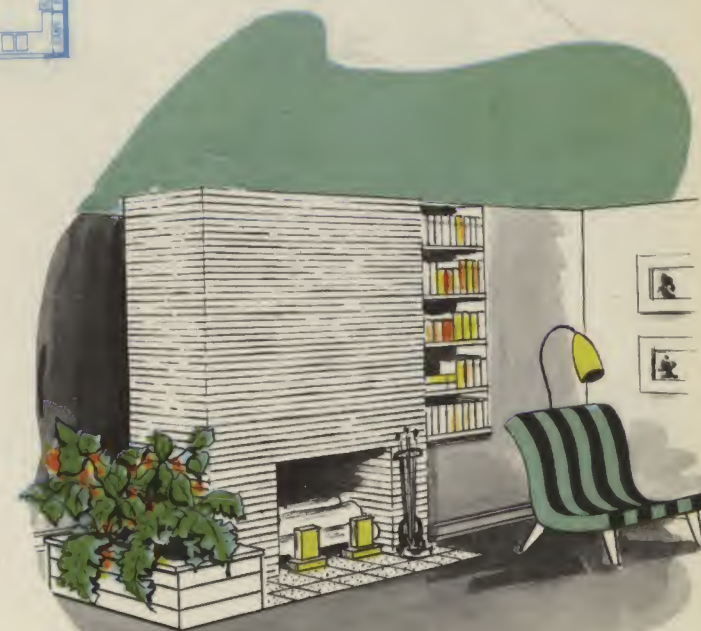


PLAN 2,  
WITHOUT BASEMENT

Located in the rear of the house, the living-dining area provides a "garden-view" of the homesite. An efficient "U" shape kitchen and three large bedrooms, one of which may be used as a den, complete this plan. Flat roof garage adds a final modern touch to this home.

### DATA

LIVING AREA, Plan 1 & 2—1,472 sq. ft. Porch, Plan 1 & 2—40 sq. ft. Garage, Plan 1—407 sq. ft.; Plan 2—451 sq. ft. TOTAL CUBAGE, Plan 1—30,928 cu. ft.; Plan 2—21,936 cu. ft.









The Bedfords *did* know, however, that the people of their acquaintance who owned homes were really happy. Crowded into one word, that was what the Bedfords wanted most—*happiness*. It covered everything: freedom, comfort, convenience, security, room to live, room to play, room to relax, and the feeling of really belonging to their community and all that it represented—their church, their schools, their neighbors, their government.

What started the Bedfords on their adventure was a very simple thing . . . a lumber dealer's advertisement that said very pointedly that any one who really wanted a home could have it, that there were no great mysteries about financing, or finding the right location, or selecting the right design, or getting the job done at fair cost, with the finest materials, and by the most skilled craftsmen.

The advertisement invited any one to come in and talk it over, ask any questions they had, and take away with them a book of plans that would give a wide choice of designs created by master technicians for practically every size and price requirement.

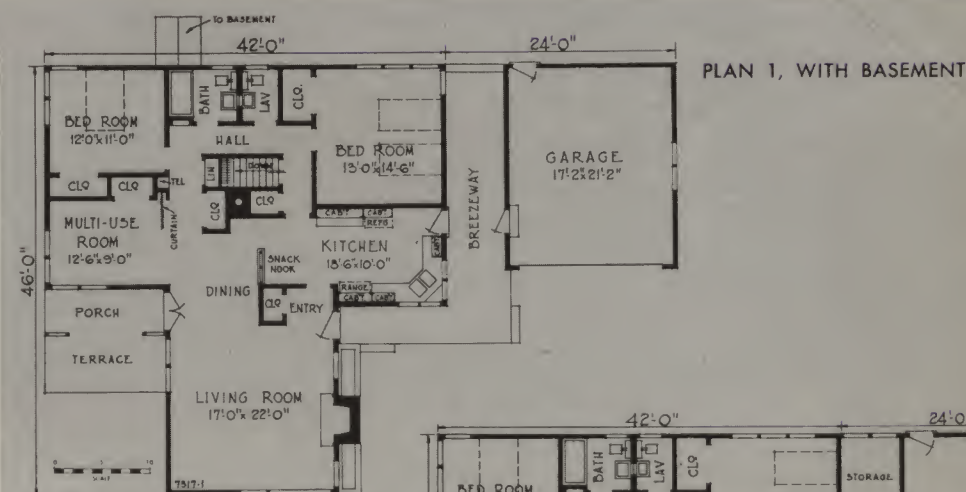


## A PICTURE OF *Rambler Beauty*

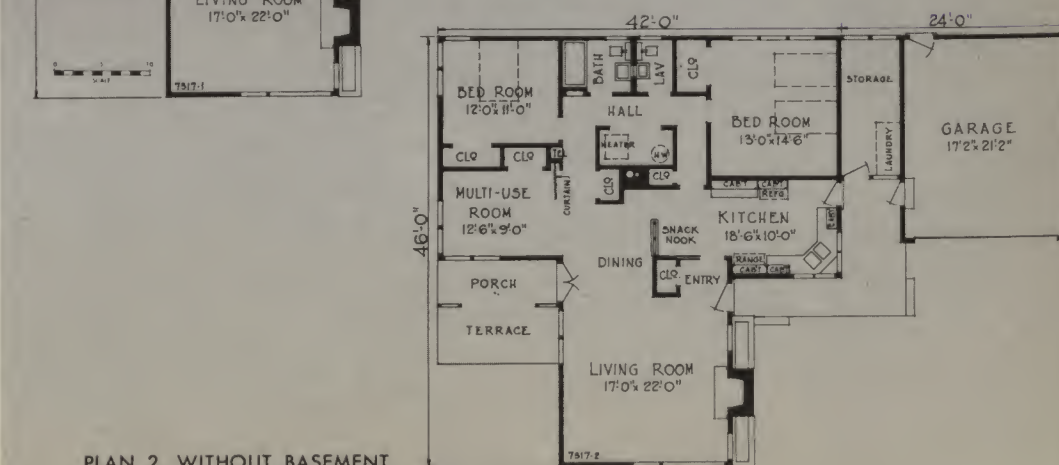
**design 7317** Hip roof design, brick and a combination of vertical siding and shingles have been skillfully blended to add an extra note of charm to this picturesque rambler. The work-saving kitchen, with snack nook, is convenient to both living-dining area and front entrance of this home. One of the two well-ventilated bedrooms, separated by a bath and a half, accommodates twin beds. Multi-use room and unusual porch-terrace arrangement give this design a "living-as-you-like-it" air.

### DATA

LIVING AREA, Plan 1—1,427 sq. ft.; Plan 2—1,527 sq. ft. Porch, Plan 1—195 sq. ft.; Plan 2—105 sq. ft. Garage, Plan 1—396 sq. ft.; Plan 2—391 sq. ft. TOTAL CUBAGE, Plan 1—31,862 cu. ft.; Plan 2—23,482 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"STOP AND THINK of what home ownership would mean for me."

The Bedfords learned from that dealer what they could learn from any reputable home counselor—a wealth of information that has been invaluable to them in understanding every step in realizing their dream.

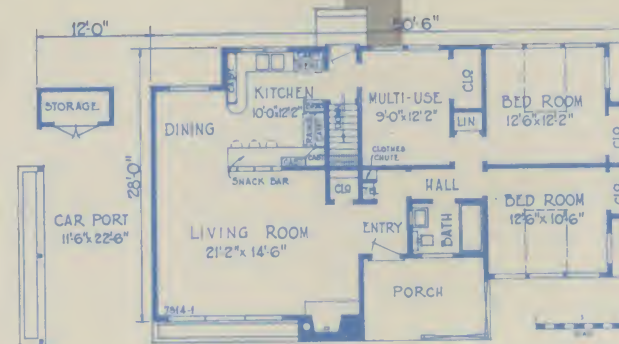
He explained the thinking back of modern home planning, how it combines features and equipment that simplify housework and make for greater living comfort, convenience and economy. He told them how to determine whether to select a home with or without a basement. He explained the difference between L, U, and corridor kitchen layouts.

He gave them a brief outline of finance plans and told them where to get complete details on the plan that would be best for them. He told them how to look for a site, what to look for, what to avoid.

Most of all he helped them to organize and simplify their thinking about home ownership—how to make the most intelligent use of the services of the realtor in finding and buying a lot—how to understand and use the services of financing institutions.

He explained that there are four major points any one should investigate about home ownership: Location, Plan, Financing, and Construction. The Bedfords found the time spent in learning about these things was their great adventure. It was a thrilling prelude to the home they selected—the home they have watched come into being on the very location they wanted most—their own home.

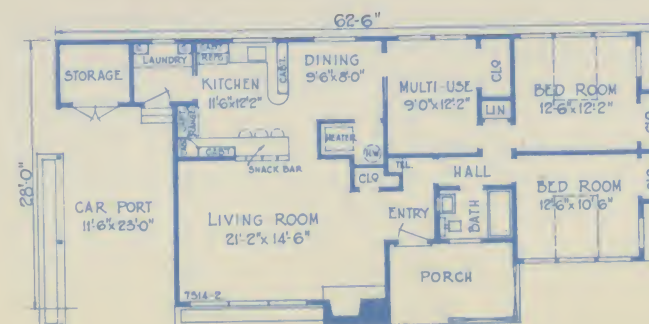
You can start your great adventure now. You can select the home you want and learn what the Bedfords learned about location, financing, construction, and many more exciting things about home ownership from this book. The home that will bring your dream into this world is only pages away from you. You'll discover, as the Bedfords did, that finding it will be a rewarding prelude to lasting happiness. . . .



PLAN 1, WITH BASEMENT

#### DATA

LIVING AREA, Plan 1—1,215 sq. ft.; Plan 2—1,276 sq. ft. Carport and Storage, Plan 1—312 sq. ft.; Plan 2—329 sq. ft. TOTAL CUBAGE, Plan 1—23,011 cu. ft.; Plan 2—15,493 cu. ft.



PLAN 2, WITHOUT BASEMENT

*design 7314*

## LONG, LOW... AND DIFFERENT

Here's modern design at its best! Rambling in appearance, this smart home also provides well-planned interiors . . . two bedrooms, multi-use room, kitchen with snack bar and living-dining area. Other appealing features are the natural fireplace in living room and the large storage space included in the back of the car port.







One of the major reasons for having a home built for one's family is that the owner can select the exact site that best meets everyone's needs. The Bedfords, with two small children, were primarily concerned with a location that would be near a good school but where the children would not have to cross heavily traveled thoroughfares. They were concerned, too, about the nearness of their church, shopping facilities, and transportation.

They didn't want to go beyond the city limits where water mains and sewerage systems would not be available, and where fire protection would be limited.

Their realtor explained, however, that "country" locations do have some advantages in lower original cost for the vacant lot and in being able to get more room and sometimes better shade, garden and play space. Modern water supply systems and septic tanks, extended utilities' service, and school buses, he said, have made it possible for the country family to have most of the city conveniences. Home freezer and food storage equipment were also making frequent shopping trips unnecessary.

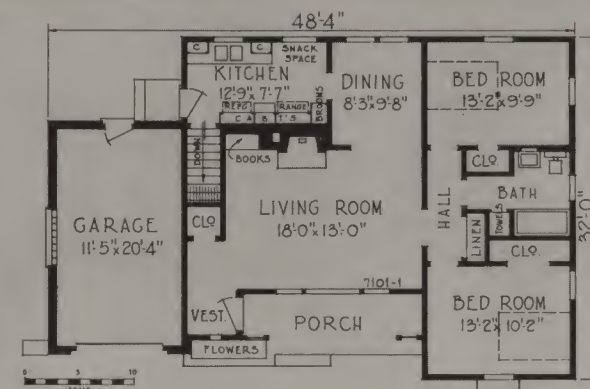


## FOR THE *Small Family*

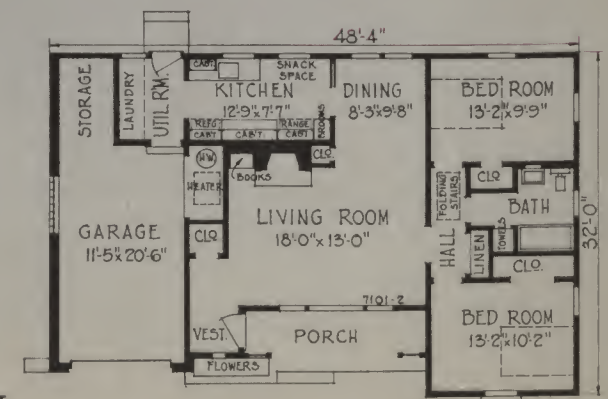
**design 7101** Careful planning has included every practical living convenience in this two-bedroom plan. In addition, note the book shelves and natural fireplace featured in large living-dining area. A study of the floor plan also will convince the lady of the house that here is a modern and efficient kitchen, with snack space, designed to save time and energy. Gable roof, horizontal and vertical siding and brick are perfect partners, providing the exterior eye-appeal that makes this home a standout.

### DATA

LIVING AREA, Plan 1—950 sq. ft.; Plan 2—1,005 sq. ft. Porch, Plan 1 & 2—76 sq. ft. Garage, Plan 1—271 sq. ft.; Plan 2—312 sq. ft. TOTAL CUBAGE, Plan 1—21,821 cu. ft.; Plan 2—18,099 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"All my pals have their own back yards to play in."

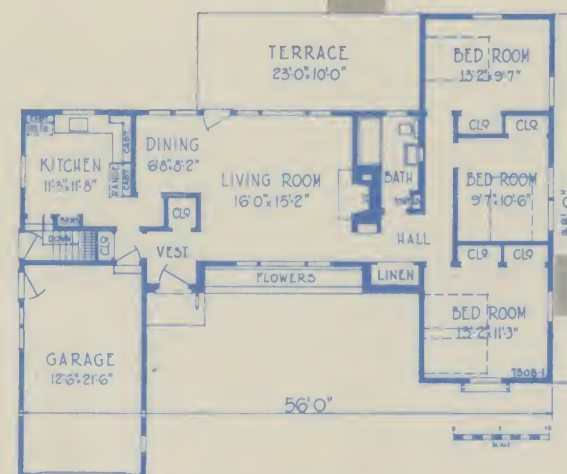
The realtor warned the Bedfords about rocky ground, particularly if their home was going to have a basement because this meant increased excavation costs. Watch out, too, he said, for filled-in land because when it settles, the house settles with it causing cracks, sticking doors, and creaky floors. He showed them how to check natural drainage and told them that if they selected sloping ground they would have to be sure their house plan would adapt to it. Look around, he urged them, for objectionable noise, dirt, and odors, from industrial plants, railroads, and highways.

If they found two locations they liked and one had trees and the other didn't, the realtor thought they might want to take the one with trees for greater beauty and shade, provided of course, the trees would not interfere with best placement of the house and construction.

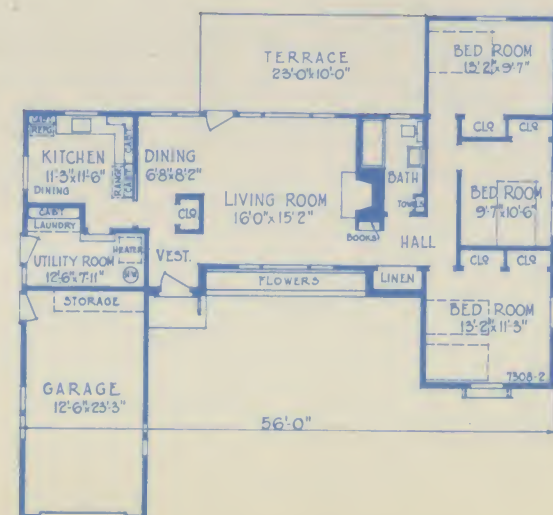
It was often true, that the most desirable locations in a community, from the standpoint of convenience to churches, schools, transportation, shopping, and relaxation, were in the older sections. This did not necessarily rule them out. If surrounding houses had not been allowed to run down, and if landscaping was maintained, an older section should be considered.

In large cities, the realtor said, it was wise to study neighborhoods and check on trends in population and industrial movement to be sure one didn't wind up in an area that might be blighted within a few years. Zoning and restrictions, sidewalks, paving, and tax rates were other points the Bedfords were advised to investigate.

They found, of course, that not all factors of desirability can be had in any single location. They, therefore, made their selection to meet their most important requirements but sacrificed a block in nearness to school and transportation to get a lot that had trees on it.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

## design 7308

# A SPREADING, MODERN HOME

Comfort and convenience is the keynote of this beautiful home. The large living-dining area, with fireplace, was planned to provide a "toward-the-street" and rear "garden-view" of your homesite. A terrace has been included for your outdoor living pleasure. In each of the three bedrooms, one of which can accommodate twin beds, ample wardrobe space has been provided.

### DATA

LIVING AREA, Plan 1—1,230 sq. ft.; Plan 2—1,270 sq. ft. Garage, Plan 1—293 sq. ft.; Plan 2—313 sq. ft. TOTAL CUBAGE, Plan 1—22,320 cu. ft.; Plan 2—18,720 cu. ft.









"I've got to think of something that will make them decide to build that new home for me, NOW."

Today's home planners have given builders the ultimate in maneuverability. Plans are reversible to take full advantage of the sun, the view, and prevailing winds on any frontage, east, west, north or south.

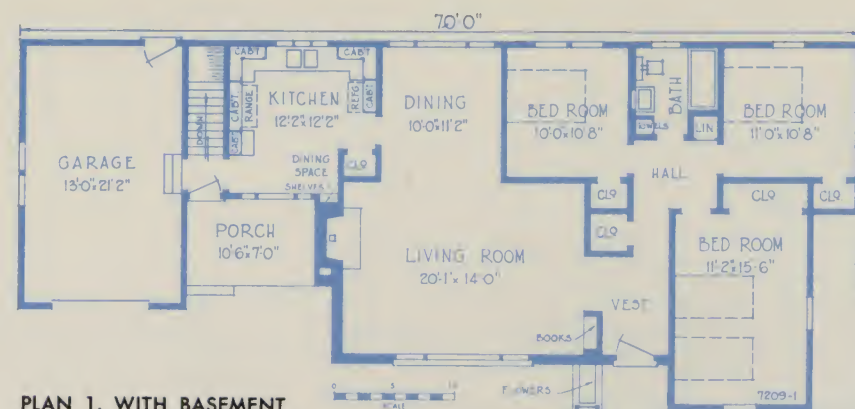
In deciding on house placement, it is necessary to consider minimum established or desirable distances from building to lot lines. Usually, local ordinances set up these distances but where they do not, the new house should be built in keeping with the community pattern and to get the utmost in space for gardening, outdoor living and playing, and privacy.

The trend today is away from the small, cramped lot. The FHA recommends that the site for a house without garage should preferably be not less than 50 feet in width and 100 feet in depth. It is important to place the house so that walks, drives, and house are grouped to allow the greatest use of ground space for outdoor activity.

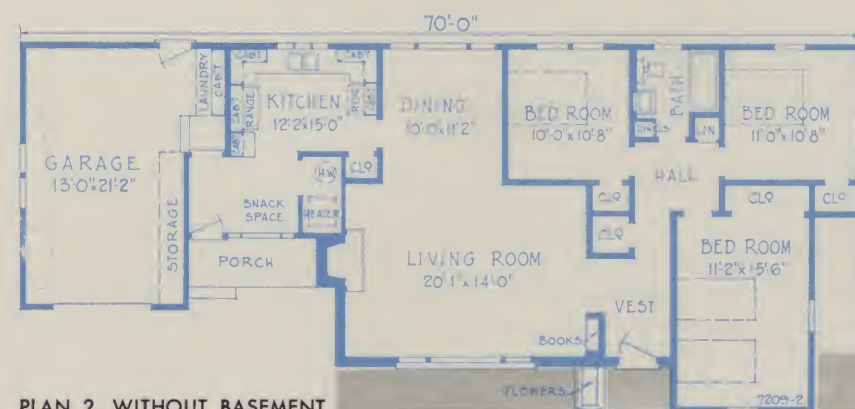
Because modern home plans are so maneuverable, the traditional custom of placing the house in the center of the lot with living room and dining room facing the street is rapidly passing. In both the north and south sections of the country the aim is to bring outdoor recreational and scenic areas into close association with indoor living areas by having easy access between them.

The Bedfords selected a plan with living room, dining room, and kitchen facing the garden which is at the rear of the house. Thus they secured more room for indoor and outdoor living, got the best view for their most-used rooms, were assured of maximum privacy, and did not have the drive to the garage running through the play and garden space. Their lot faces north but they have sun frontage where they want it. With the garage facing the street, the drive is away from the rear area.

## DESIGNED FOR LIVING PLEASURE



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

Long sweeping lines accent the length of this three-bedroom design with attached garage. With or without basement, this is a home that will give you a lifetime of living comfort and satisfaction!

### DATA

LIVING AREA, Plan 1—1,321 sq. ft.; Plan 2—1,320 sq. ft. Porch, Plan 1—90 sq. ft.; Plan 2—59 sq. ft. Garage, Plan 1—293 sq. ft.; Plan 2—324 sq. ft. TOTAL CUBAGE, Plan 1—28,550 cu. ft.; Plan 2—20,949 cu. ft.

*design 7209*



Built-in bookshelves conserve space and lend a colorful and novel touch to your home.







## Swimming pools for Hollywood only? Not any more!

What's your favorite sport? Swimming? Tennis? Archery? Badminton? Shuffleboard? Or do you prefer old-fashioned croquet? Whatever it is, have you ever thought of playing it in your own backyard? You can when you have a backyard of your own.

Yes, you can have a swimming pool in plastic for only a fraction of the cost of a Hollywood job. You can have a miniature tennis court for a 50 foot lot, and those other games are a cinch for even the most modest home, if the lot is big enough. When you're looking for your home site, look for one that will give you room enough to do the things you want to do, outdoors as well as in.

Less than what you spend for one vacation will go far toward equipping a game room in the basement to make winter hours buzz with healthful excitement for every member of the family.



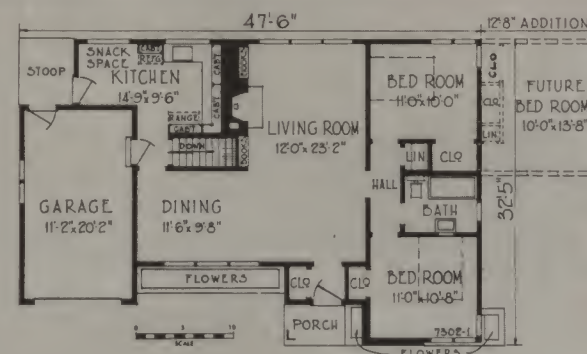
The illustration above shows how planned expansion adds to the beauty of this design.

## DESIGNED FOR *Future Growth*

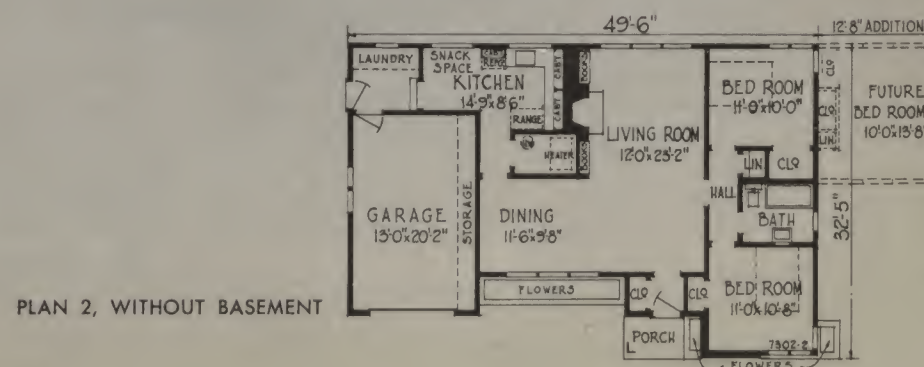
**design 7302** Wood shingles, vertical siding and brick give this ranch style home, designed to grow, pleasing exterior contrasts. This five-room plan is complete with two bedrooms, bath, large kitchen and "L" shape living-dining area with natural fireplace. A study of the floor plan reveals how a future bedroom can be added when needed.

### DATA

LIVING AREA (Original House), Plan 1—1,045 sq. ft.; Plan 2—1,092 sq. ft. Garage, Plan 1—241 sq. ft.; Plan 2—281 sq. ft. Bedroom Addition, Plan 1 & 2—183 sq. ft. TOTAL CUBAGE, Plan 1—22,126 cu. ft.; Plan 2—16,566 cu. ft. Bedroom Addition, Plan 1 & 2—2,104 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"Now let's see . . . , I'm sure we can figure out some way to finance a home. My pals have."

The plan of the house of today is the practical expression of the needs and desires of a group of individuals making up a family, according to one authority. Another says it is the focal point of a way of life for each individual and for the family as a unit. A third calls it simply a scientific organization of space. Actually, of course, as the Bedfords discovered, it is all of these things. They decided to start their home from the inside, considering not only present needs and desires but future changes and possible increases as well.

In their analysis, under the general heading of living needs would come eating, sleeping, bathing, toileting, housekeeping and relaxation.

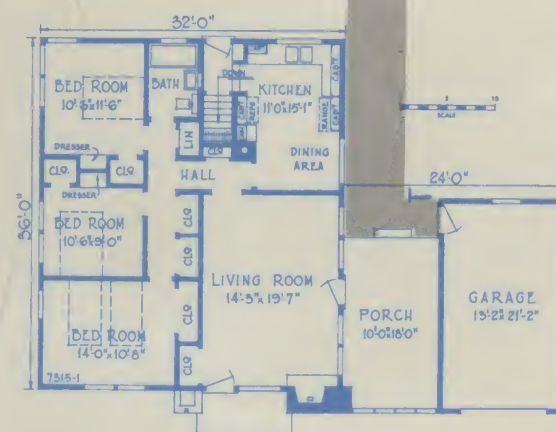
The Bedfords, or any family, would have to determine what kind of accommodations would best care for their eating habits. They might want a small "fast-service" spot for quick breakfasts, children's and mother's lunch, and evening snacks, plus a more formal dining area for the regular evening meal, Sunday dinner, and entertainment.

The kitchen would have to care for all meal preparation, and for food and utensil storage. Laundry facilities might also be part of the kitchen, or they might be taken care of in the basement, utility room or garage.

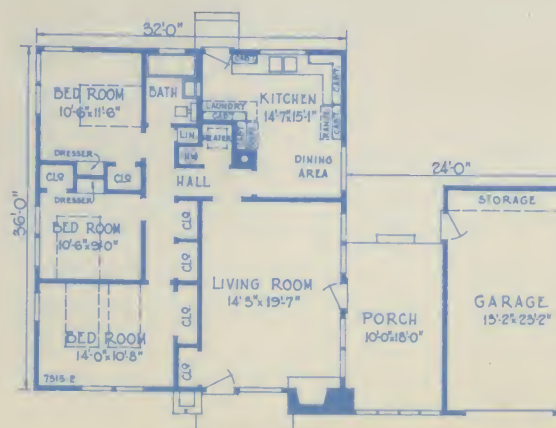
For sleeping, they would want a master bedroom for themselves and a separate bedroom for each of the children. They would require at least one bathroom, preferably with dual facilities, or, better than that, two bathrooms, or a bathroom and powder room.

Under relaxation would come the living room which should be ample for comfort for all and for entertainment.

Indoor play space for both children and adults, as well as area for the pursuit of hobbies, were important considerations in any over-all analysis of needs and desires. And first analysis would only serve to point the way to further plan requirements.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

*design 7315*

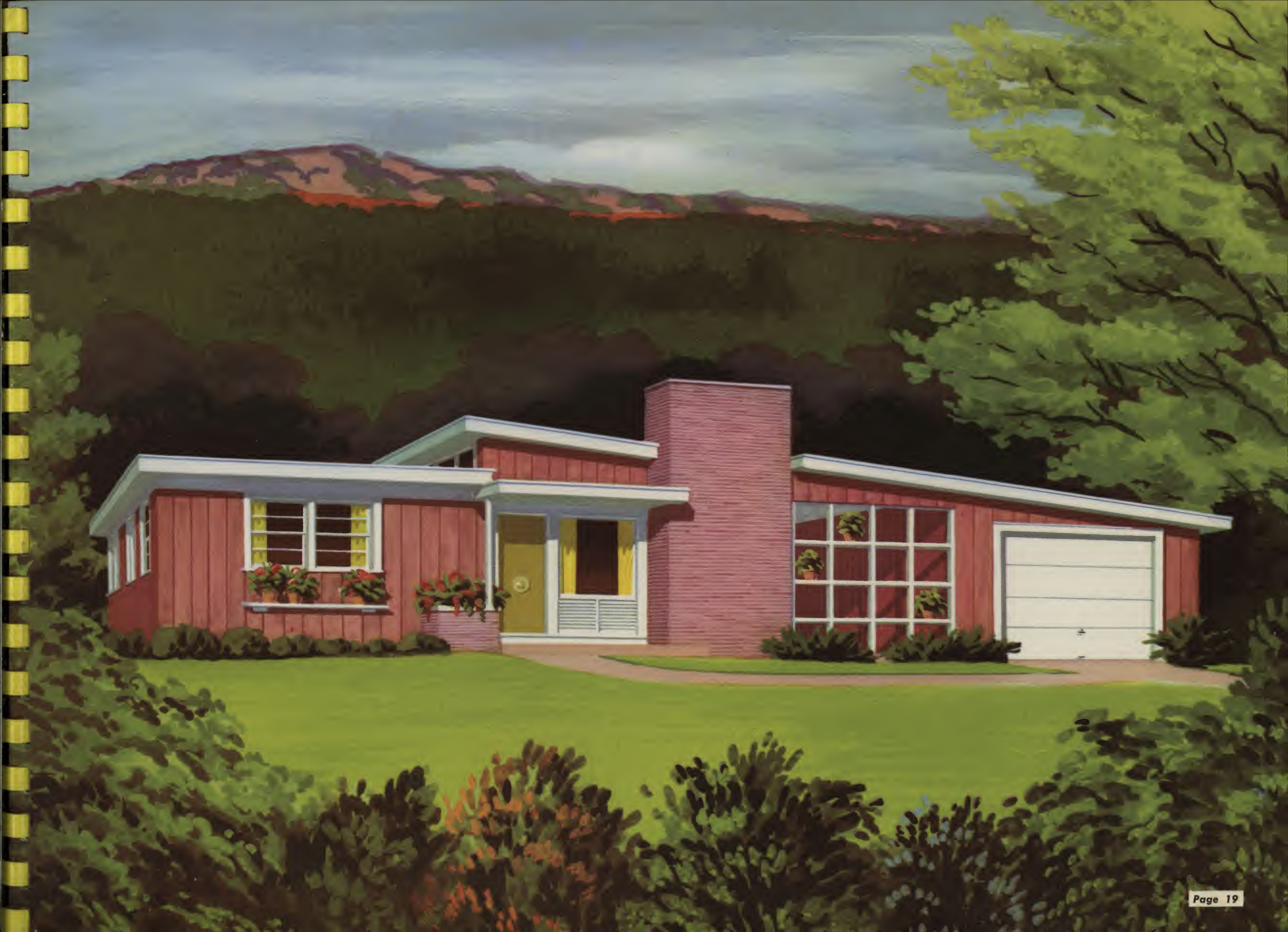
## A FIVE ROOM MODERN

The combination of flat and shed roof makes this three-bedroom house distinctive in appearance. Clerestory windows provide cross ventilation and extra light for the large living room. Another convenience is the abundance of closets available in this unique home.

### DATA

LIVING AREA, Plan 1 & 2—1,152 sq. ft. Breezeway, Plan 1 & 2—180 sq. ft. Garage, Plan 1—308 sq. ft.; Plan 2—336 sq. ft. TOTAL CUBAGE, Plan 1—23,292 cu. ft.; Plan 2—16,632 cu. ft.









"What's the matter, Dad,—rent due again?"

Today, modern home planners have achieved a new high degree of flexibility in both small and larger homes.

The Bedfords could find, for example, plans that combined living and dining areas, or kitchen and laundry and informal eating areas, or guest room with room for general family activities — hobbies, games, sewing, reading, etc. — to take the pressure of such traffic off the living room and other parts of the house.

There are other combinations, of course, such as garage with home workshop and storage; basement with game room, dining space, or workshop; dining area with small child's play space, and others.

In studying plans, any family should seek the one which would best meet the comfort, working convenience, traffic motion, and economy ideas of every member of the family.

Working convenience and easy traffic movement are just as important to the home as they are to the office, store, or factory. The most frequent trips for family members, particularly the home maker, are from kitchen to dining areas; from kitchen or play space to bathroom; from bedrooms to bathroom; and from storage spaces to areas where stored equipment and supplies are used.

Whether in a larger or smaller house, home planners have sought to simplify housekeeping tasks by the efficient arrangement of rooms so that steps are minimized and so that there is easy access to and from the most-used areas.

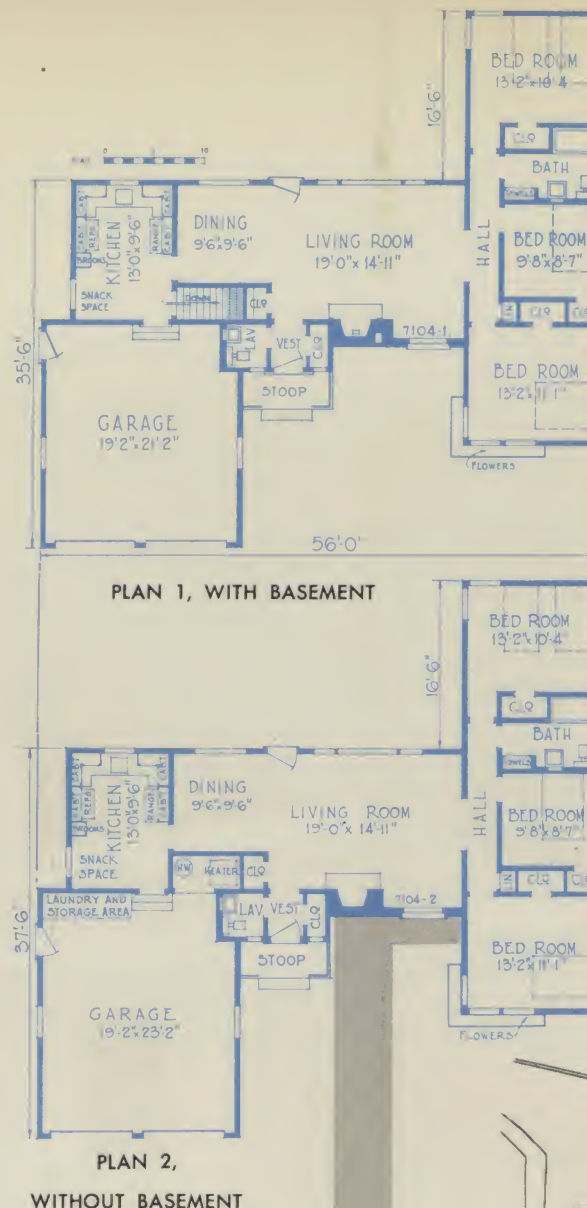
The need for ample closets and storage for family clothes, food, linens, china, books, games, toys, tools, equipment, supplies, off-season necessities, etc., has led planners to make better use than ever of "built-ins" of many kinds. These thoughtful features mean not only convenience but life-long economy in furniture, maintenance, and the stored articles.

## TYPICAL HIP ROOF RANCH

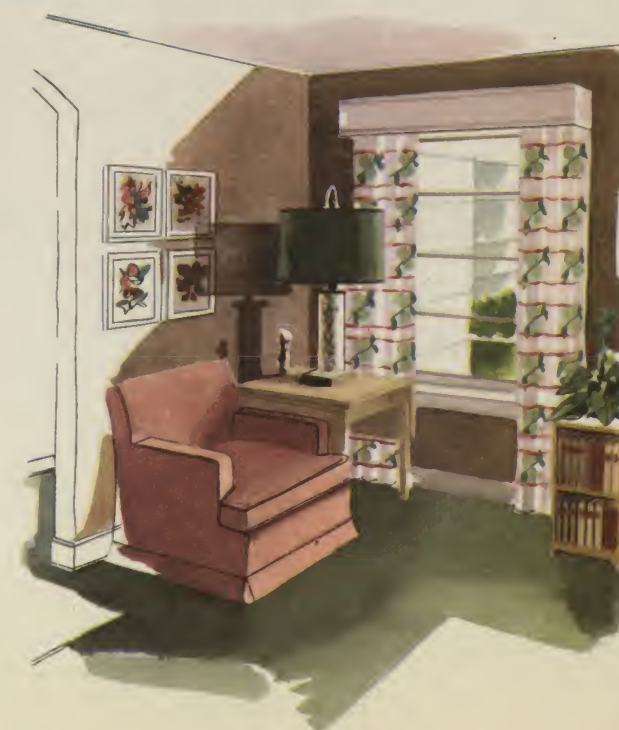
The floor plan of this modern ranch shows a large living room with dinette at the left side, three bedrooms, bath and plenty of closet facilities. In addition, there is a powder room located off the front entrance vestibule. The kitchen, with snack space, is arranged in the popular "U" fashion.

### DATA

LIVING AREA, Plan 1 & 2—1,217 sq. ft. Garage, Plan 1—420 sq. ft.; Plan 2, 460 sq. ft. TOTAL CUBAGE, Plan 1—23,075 cu. ft.; Plan 2—20,062 cu. ft.



*design 7104*







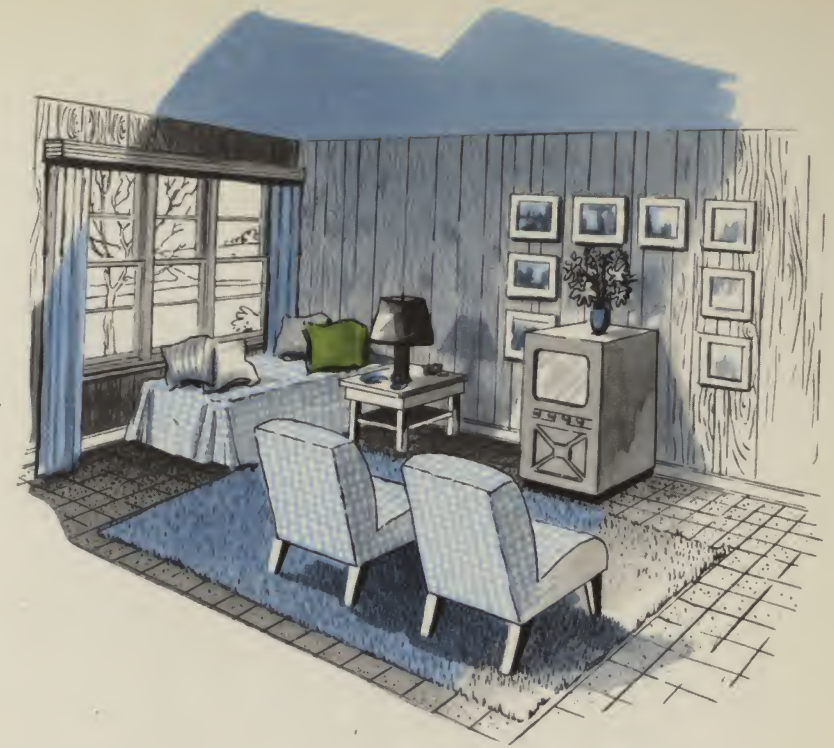


## One-Story . . . Two-Story or Multi-Level?

Modern living calls for more room and for more efficient blending of outdoor with indoor space. That is why, the Bedfords learned, the 25 or 30 foot lot of some years back which restricted utilization of outdoor space, forced houses upward instead of outward, and bunched them together to minimize privacy, is less popular today even for the smallest house.

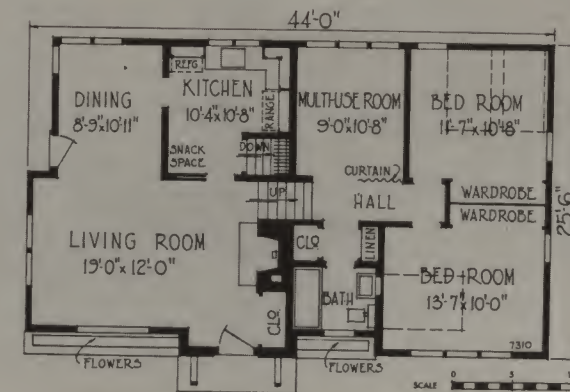
Some home planners believe that the completely functional home is a blending of the best in the traditional with modifications of the severely modern styling. Others favor the all-out modern or contemporary type.

The multi-level designs are enjoying considerable popularity. Their proponents maintain that they offer sharply defined division of functions, most effective use of space, savings in construction cost and flexibility. Certainly the multi-level plan can frequently be applied to sloping land with exceptional dramatic effects. There is often opportunity to include a garage space in the basement, or lower level.

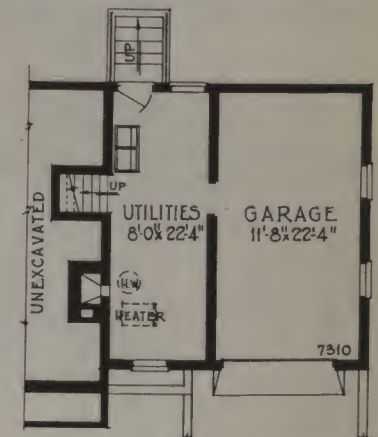


## PREFER A *Tri-Level?*

**design 7310** If tri-level design is your desire, then here's the home for you. The first, or lower level, contains the garage and a generous utility room. The second, or living level, has a large living room with natural fireplace, a dining "L" and a step-saving kitchen with snack space. The third, or bedroom level, has two large bedrooms, bath, and a multi-use room that can serve as a guest room, den or playroom for the kiddies. The blending of wood shingles, brick and vertical siding accentuates the "ranch home" exterior of this house. This design is available only as shown in the floor plans at right.



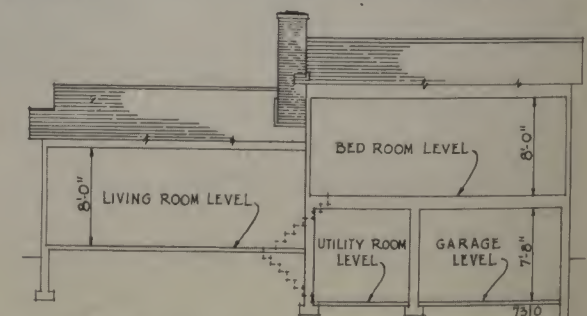
SECOND AND THIRD LEVEL FLOOR PLAN



UTILITY AND GARAGE LEVEL

### DATA

LIVING AREA, 1,076 sq. ft. Utility Room, 181 sq. ft. Garage, 271 sq. ft. TOTAL CUBAGE, 16,253 cu. ft.











"OH BOY! I think my folks have just decided to build our home."

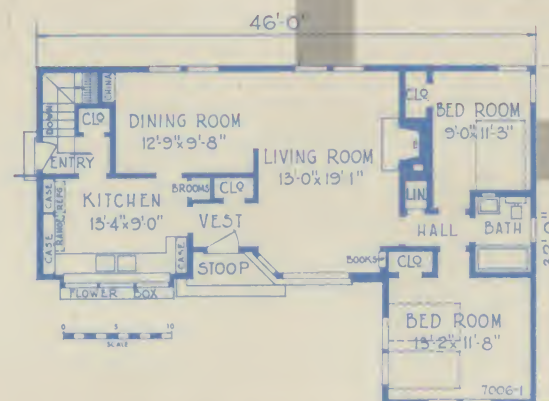
The two-story home is, of course, the best means for getting an ample number of spacious rooms onto a narrow lot. Those who favor this type of plan say it offers economies in construction and heating and greater privacy for bedrooms. There are many families whose needs and desires can best be met by a two-story plan, but the present trend is toward the single-story home to give all rooms better contact with the out-of-doors and to save wearying steps upward and down for all members of the family.

The rambling charm of the one-story ranch house, borrowed from the West and Southwest, will be found in all parts of the country. Its graceful lines and spaciousness have inspired home planners to modify many of the traditional styles so that they, too, offer home owners all of the advantages of the new thinking in relaxed living which calls for emphasis on room.

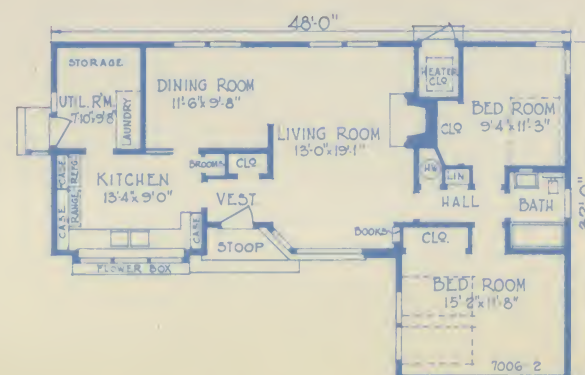
The one-story plan, according to those who prefer it, combines all of the advantages of the others, including economy and privacy. The use of the newest materials and construction techniques together with the thoughtful application of sound planning makes the one-story home most desirable for a large number of families.

The Bedfords decided in favor of the one-story plan because it would give them the room they wanted at a price within their budget. Their lot permitted the use of a one-story plan and they felt that gaining the many conveniences of one-story organization, and reducing the possibility of household accidents, would more than compensate for any additional costs.

Needs and desires of families differ. Therefore, plan selection should consider these points in direct relation to needs and desires.



PLAN 1, WITH BASEMENT



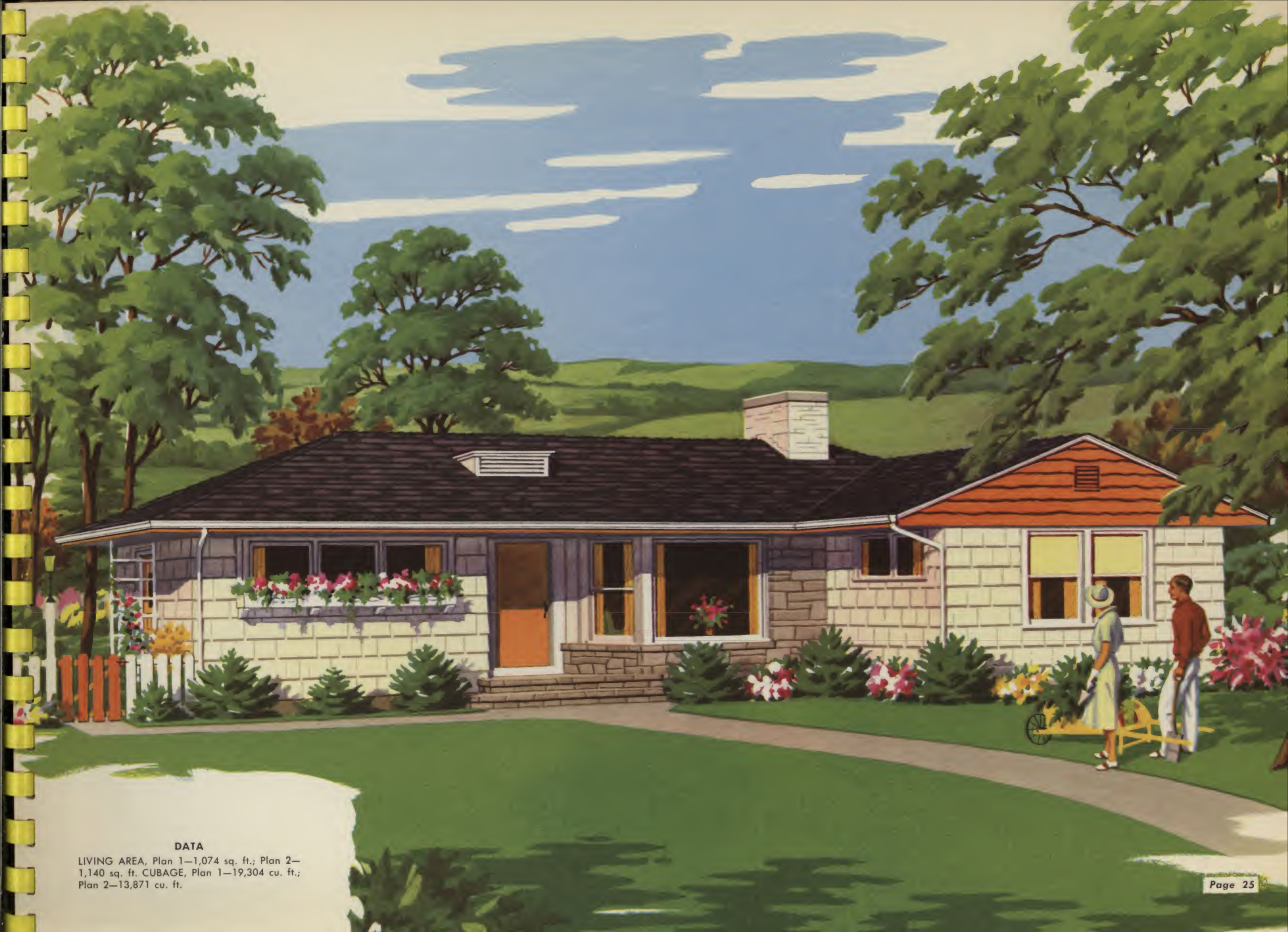
PLAN 2, WITHOUT BASEMENT

*design 7006*

## A FIVE-ROOM RAMBLER

Shingles and siding, combined with lantern stone, add to the eye-appeal of this pleasing home. Through careful planning, five rooms are provided, including an "L" shape living-dining room. There is also a snack area in the "U" shape kitchen. Note the clever built-in open bookshelves in the living room as illustrated in the interior view above.





**DATA**

LIVING AREA, Plan 1—1,074 sq. ft.; Plan 2—  
1,140 sq. ft. CUBAGE, Plan 1—19,304 cu. ft.;  
Plan 2—13,871 cu. ft.





"I've looked it all over and this plan has everything."

These questions can help any family select the right plan for immediate and future requirements. . . .

Which plan will adapt best to location? If the prospective home owner already owns a lot, then any plan selected must be capable of satisfactory adaptation to that site. If location can be purchased before a decision on plan is reached, and if there is a wide enough choice of vacant lots to permit the selection of any type of plan, the problem is greatly simplified.

Which plan will make possible the most satisfactory placement on location for the best use of sun, air, and view? Thought should be given to landscaping and gardening, availability and supervision of play areas, easy access to the house, shade in the summer, and protection from winter winds.

Does the plan provide the most satisfactory arrangement of living, dining, meal preparation, sleeping, relaxation, and other necessary or desired areas? Is there enough closet and storage space for clothes, equipment, supplies, and other articles?

Will traffic circulation be smooth and efficient? Are there entry-way facilities for removing wet or muddy clothes and shoes?

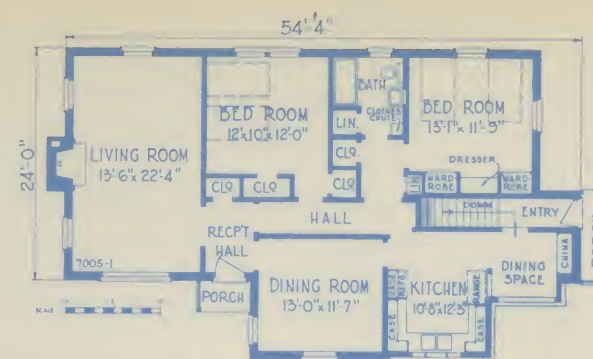
Is there provision for entertainment by some members of the family without disturbing others?

Will housekeeping be simple and time-saving?

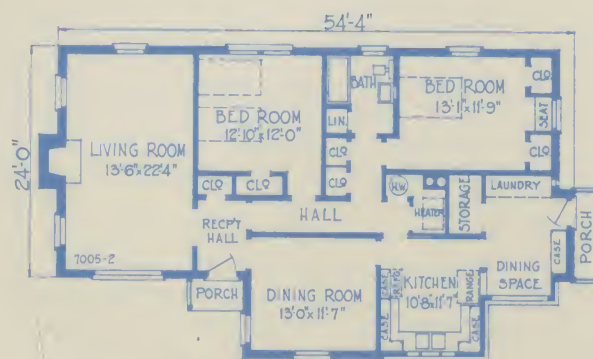
Is there ample provision for the pursuit of hobbies?

Does the plan meet safety requirements for all members of the family?

These questions suggest some points which are sometimes overlooked in plan selection. Each family, however, must weigh its own requirements to get the maximum of the things it needs most in a plan.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

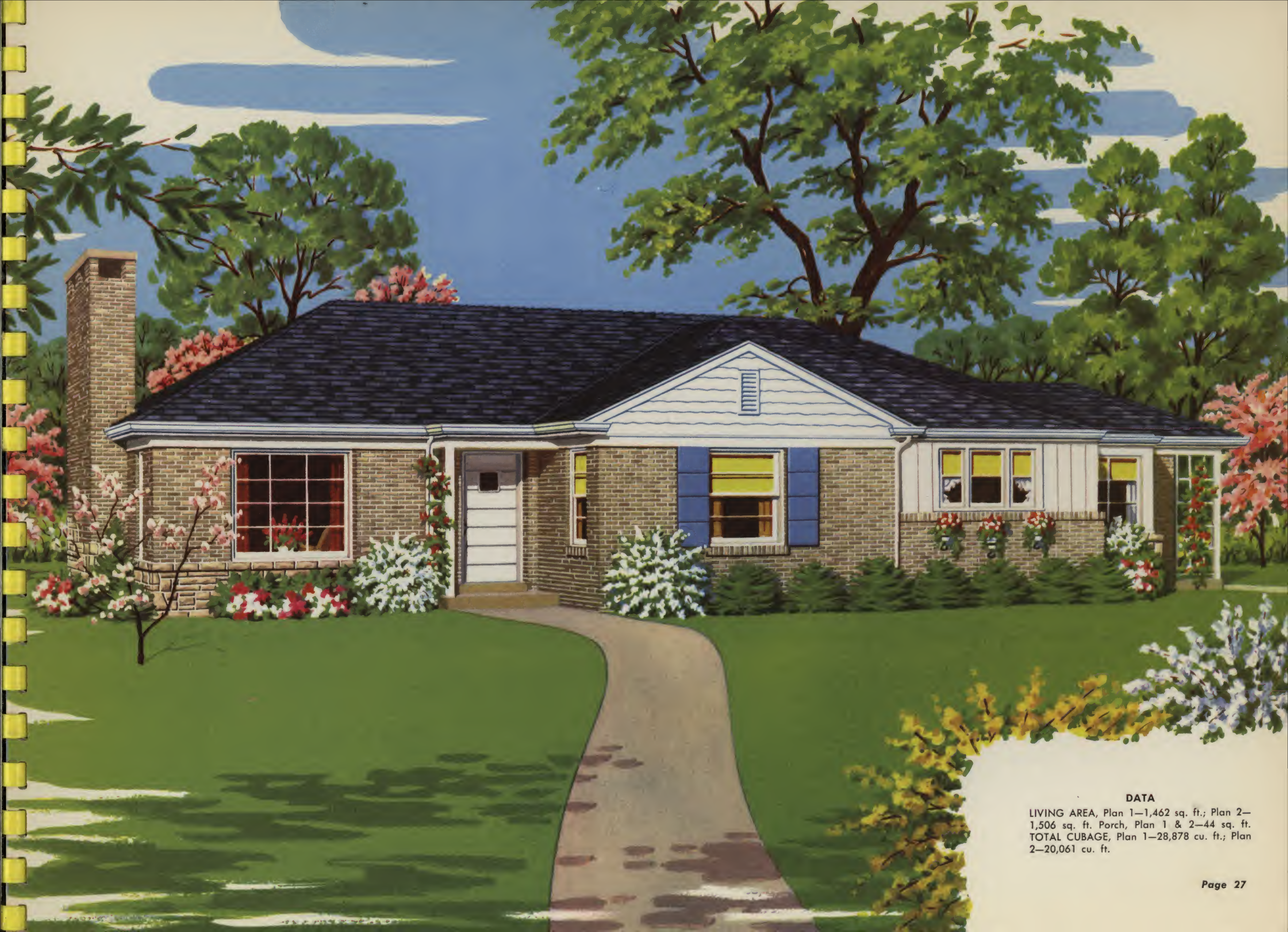
## FOR CITY OR SUBURBAN LIFE

Designed for town or country living, the exterior of this rambling one-story home combines brick, frame siding and stone. It is a full five room home and, in addition, has a large dining space adjacent to the well-designed "U" kitchen. The illustration below shows the double wardrobe and recessed vanity space as featured in one of the bedrooms. If this is the home you've been dreaming of, then why not let us give you further information now.

*design 7005*







**DATA**

LIVING AREA, Plan 1—1,462 sq. ft.; Plan 2—1,506 sq. ft. Porch, Plan 1 & 2—44 sq. ft.  
TOTAL CUBAGE, Plan 1—28,878 cu. ft.; Plan 2—20,061 cu. ft.



## To have a Basement or not to have one?

Should their home have a basement or should they save this cost and have heating and laundry equipment and a general activities or hobby room above ground? This was just one of the major questions about planning to which the Bedfords wanted to be sure they had the right answer.

It was a question that had as many sides as the one-story multi-level, two-story question.

First of all there are some communities where basements are required by building codes. This is something any contractor could quickly answer for any family anywhere.

The basementless house had its first popularity in the southern parts of the country where milder climates meant less strain on heating equipment and, therefore, less complicated installations and less room for fuel storage. However, even in northern areas today, the newer, simpler, and more efficient heating systems have made possible the elimination of the basement for many home builders.

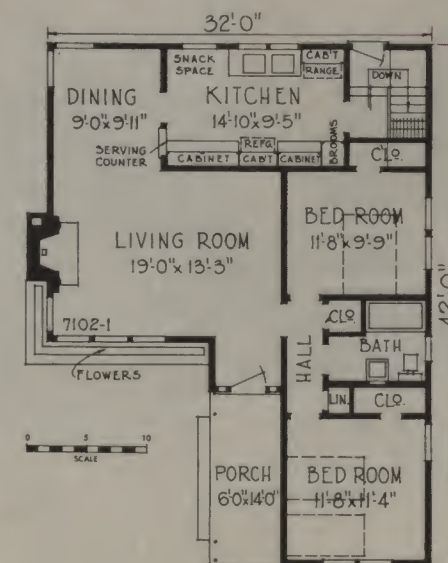


## YOURS FOR A *Heap of Living*

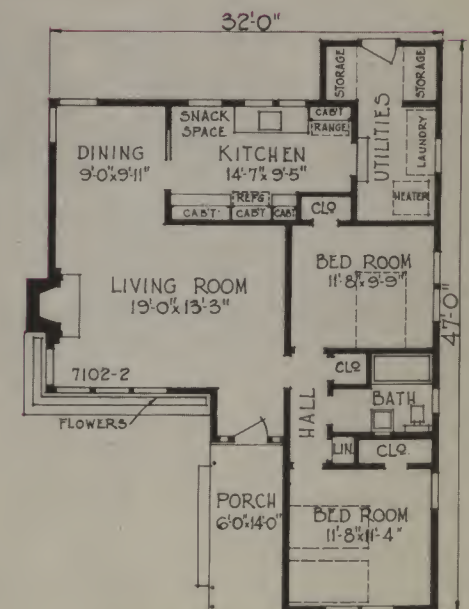
**design 7102** This beautiful home is of frame construction using shiplap and drop siding on the exterior. An interesting contrast is created by lannon stone flower box, brick and the use of glass block panels on either side of the front door. If desired, the front porch can be screened. The floor plan includes a large "L" shape living room with ample dining space plus an up-to-the-minute kitchen of parallel arrangement. A snack space adds to its efficiency.

### DATA

LIVING AREA, Plan 1—1,017 sq. ft.; Plan 2—1,067 sq. ft. Porch, Plan 1 & 2—84 sq. ft. TOTAL CUBAGE, Plan 1—19,578 cu. ft.; Plan 2—13,951 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"Gee, Mom, I thought Dad was going to build that new home this year."

Modern improvement in heating systems, however, and a corresponding improvement in laundry equipment is giving new purpose to the basement as a hobby or play space, workshop, or informal entertainment center.

The basement of the modern home is a far cry from that found in homes of a generation and more ago. The "octopus" ducts of the furnace, the dust and dirt, the dampness, the poor ventilation and light, and the general unhealthy uselessness of the old-time cellar, all have gone the route of other labor-making devices of the gas light era. Today's base-

ment is, in many homes, the most popular area in the house. In northern sections of the country, especially on lots where natural drainage is good or where an efficient drainage system is available, many families insist on a basement.

A factor to be taken into consideration, however, in climates where the humidity is high, is that the basement may prove to be unlivable and of very little use for storage of food, metals, clothes, wood, and other articles affected by moisture.

Whether to locate the laundry in the basement or in a utility room above ground or in the kitchen is again a matter of individual choice. In favor of the above-ground laundry is the fact that if clothes have to be carried upstairs from the basement to an outdoor drying space, there is some extra labor and inconvenience involved. In favor of the basement laundry were the new washing and drying machines that mean no outdoor drying.

The Bedfords finally decided to have a basement and to install a complete laundry in it. The basement gave Ralph room for his workshop, space for adult and children's games, and plenty of additional storage.



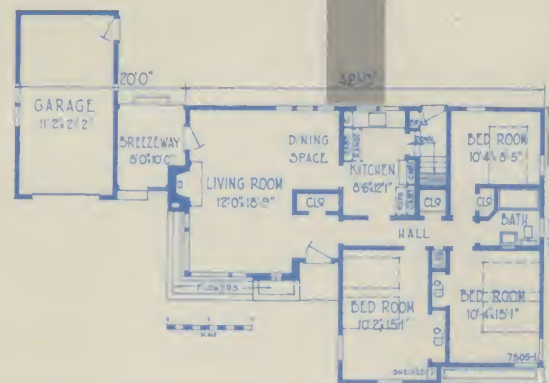
*design 7305*

## INTERESTED IN FIVE ROOMS?

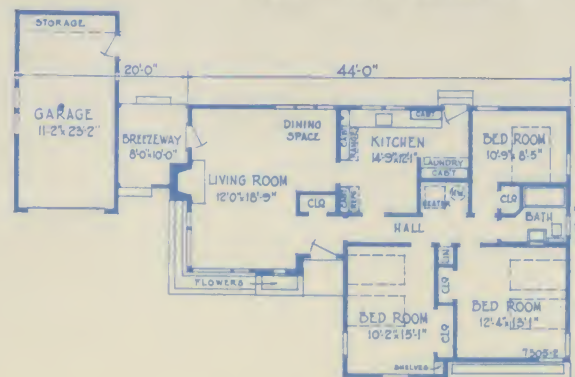
This design offers all you could ask for in a three-bedroom home. Only a careful study of the floor plan can reveal all the features that make this hip roof design a truly attractive house with every living convenience.

### DATA

LIVING AREA, Plan 1—1,095 sq. ft.; Plan 2—1,154 sq. ft. Breezeway, Plan 1 & 2—80 sq. ft. Garage, Plan 1—264 sq. ft.; Plan 2—288 sq. ft. TOTAL CUBAGE, Plan 1—23,110 cu. ft.; Plan 2—18,093 cu. ft.

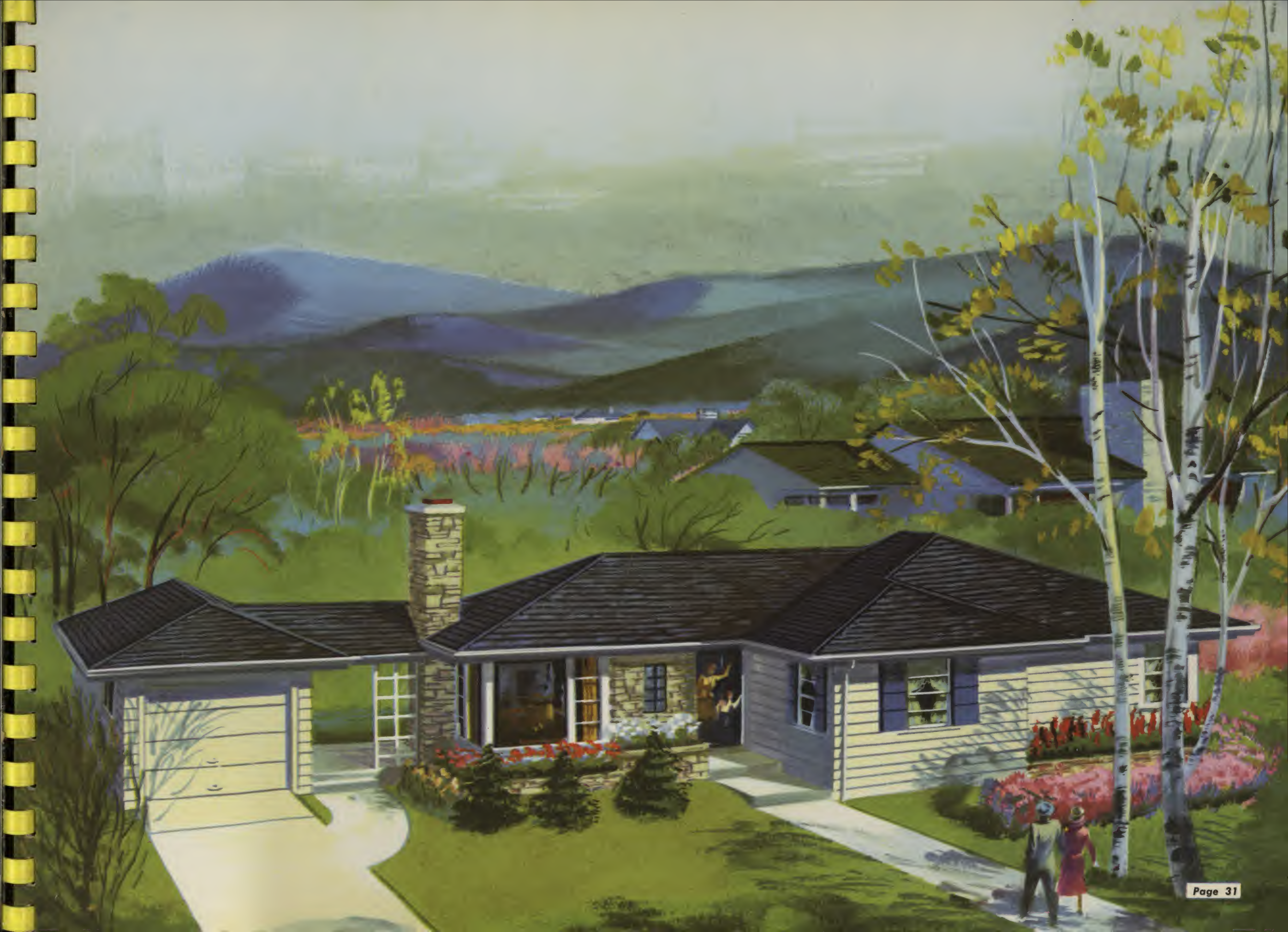


PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"Sh-h-h—Mom and Dad are selecting plans for our new home."

There has been a sharp reversal in what appeared, a few years ago, to be a trend away from basements, because most people, outside the southern states, prefer basements, and because basements provide the cheapest space that can be built.

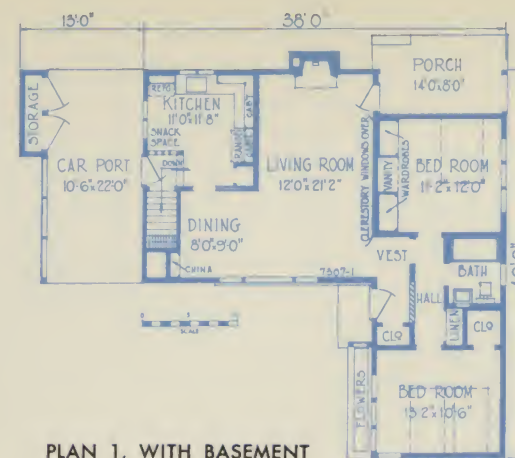
There is, of course, another and very important reason why the basement is staging a comeback. It is the winter-time counterpart of the outdoor living and sports area, and the scene, in many homes, of Sunday night suppers and entertainment.

The basement's march from grime to glamour makes it an important factor in re-sale, and its low construction cost has popularized it with those who must start with a small home. The extra space can be had for a fraction of the cost of general construction.

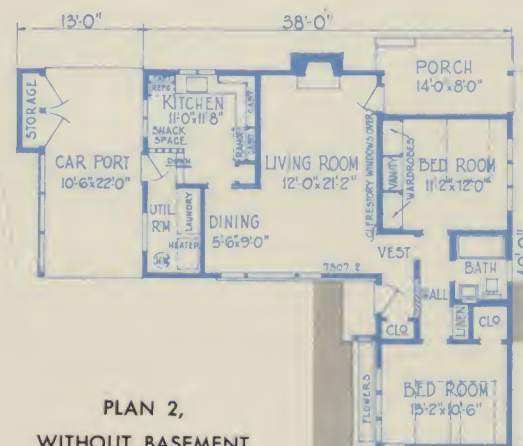
Basements should and can have more and bigger windows, and night lighting for any purpose. Basement decor has become a matter of competition with home owners with truly startling results. It is in the basement, for example, that large photo murals can be used to capture life-like scenes of far-away places. Or, outdoor scenes and seascapes can be made to appear as views from windows by proper framing and lighting.

The infinite variety of wall boards and woods for basement finishing, the brilliant color schemes which can be had at a low cost, and the economy with which the basement can be furnished, are further contributors to its growing popularity. Some families, instead of storing outdoor furniture in inclement weather, simply move it into the basement so that it serves around the calendar.

All of this supposes, of course, that conditions for the use of the basement are right and that the prospective home owner wants a basement and that it fills at least one important particular in his bill of needs and desires.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT

## MODERN IN EVERY RESPECT

The shed roof and flat roof combination on this two-bedroom home permits the use of clerestory windows for cross ventilation and additional wall space in the living area. Other comfort features are shown in the floor plan.

### DATA

LIVING AREA, Plan 1 & 2—1,027 sq. ft. Porch, Plan 1 & 2—65 sq. ft. Carport, Plan 1 & 2—254 sq. ft. TOTAL CUBAGE, Plan 1—19,203 cu. ft.; Plan 2—13,623 cu. ft.

*design 7307*









In no other room in the modern home has the idea of relaxed living been more effectively expressed than in the kitchen.

Barbara Bedford well remembered the kitchen in her grandmother's home. It was no wonder that it took grandmother from 60 to 80 hours each week to do the cleaning, the washing and ironing, the baking, and everything else so that on Sunday she might find an hour or two to "relax" with the sewing.

Today's home planners, with able assistance from home equipment engineers and home management specialists, have done better than cut grandmother's time in half.

And today's home makers are doing everything grandmother did and doing it better, plus having many hours each week to devote to activities grandmother never even dreamed of attempting—church, school, and club work, politics, sports and athletics, and just plain relaxing.

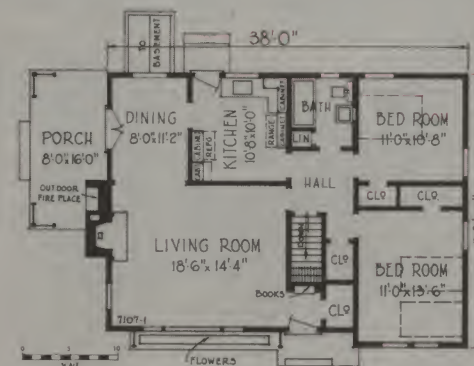


## FEATURING A *Ranch Look*

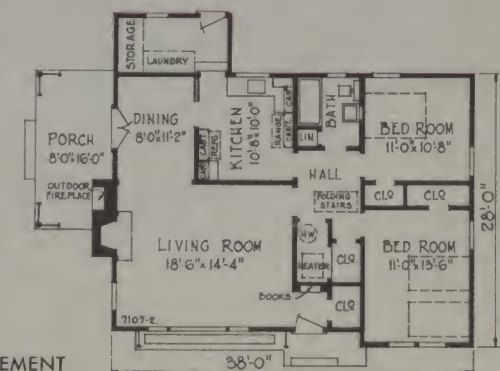
**design 7107** This attractive one-story home has many definite ranch type characteristics. The simple rectangular floor plan contains a living room with natural fireplace, dining room, two bedrooms and a convenience-planned kitchen. A central hall affords ready access to all principal rooms. Featuring an outdoor fireplace, the large porch can be screened or glazed.

### DATA

LIVING AREA, Plan 1—1,035 sq. ft.; Plan 2—1,110 sq. ft. Porch, Plan 1 & 2—118 sq. ft. TOTAL CUBAGE, Plan 1—17,973 cu. ft.; Plan 2—12,476 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









# The Modern Kitchen

## Control Tower of Home Efficiency

Child care, meal preparation and service, baking, laundering, sewing and housekeeping, all have been put on a push-button basis, and the kitchen is the control tower of the efficiency that makes the modern home maker's life one of constantly increasing interest and leisure.

In her kitchen, the wife wants plenty of convenient storage space for canned goods, groceries, staples, china, silver, linens, utensils, cleaning equipment and supplies, electrical appliances, and other necessities.

She wants ample refrigeration for storage of foods and beverages so that frequent shopping trips would not be necessary and so that she can take advantage of "good buys" when they are available. She wants a fast-service spot for meals to save steps to and from the dining room. She wants lighting where it will be most needed and, of course, windows to give her light and air and a view of the garden. She wants the very latest in range design and simplified cooking, the new efficiency styling in a sink, and a compact but ample refrigerator.

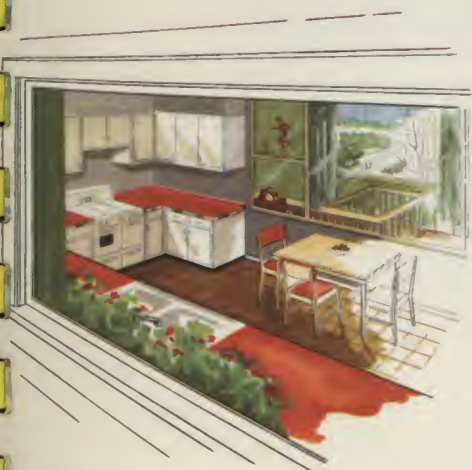
She wants all of these in an efficient layout and with the opportunity to have color and cheerful decorative touches.

The Bedfords considered that they might not be able to immediately provide everything they wanted in their kitchen in the way of appliances but they wanted to have space for them anyway.

When they began studying plans they found that the designers were far ahead of them. Even in the smallest homes, logical, systematic thinking about the needs and desires of home makers had created plans that scored high on all counts.







Here's a kitchen and playroom combination that every busy mother will appreciate. In later years the playroom can be converted into a multi-use room or extra bedroom.







"That new kitchen would be grand for you too, Mom!"

By the judicious use of built-in features, planners have effected remarkable savings in furniture and at the same time given homes new beauty and spaciousness.

The fast-service meal spot, or snack area for example, also can be had as part of construction in several forms, as a "booth," "peninsula," "bar," or "fold-away" that can double as a work surface. Using a built-in idea for kitchen food service means a saving in the purchase of furniture to serve the same purpose.

In these kitchens where space permits, an "office" can also be a built-in desk with convenient drawers for books, records, recipe files, and household information.

All cabinets and storage space can be built-in, taking best advantage of wall depth to gain room space and eliminating the need for buying any "stand-out" cabinets or storage items. Cabinets have been planned to put the most-used things where they will be handiest.

The three basic kitchen layouts are L and U shaped and the straight-wall lineup. In the latter, all equipment and storage space are arranged against one wall which has certain advantages where space is limited but which becomes awkward when a large amount of storage space is required.

By bending a corner, planners arrive at the L shape which uses two walls. This frequently makes for easier working. Most planners and many home management specialists favor the U shaped kitchen which uses three walls, bringing all appliances, cabinets and work surfaces into a compact group.

A fourth type of kitchen, the corridor, lines up appliances, cabinets, and work surfaces along two facing walls.



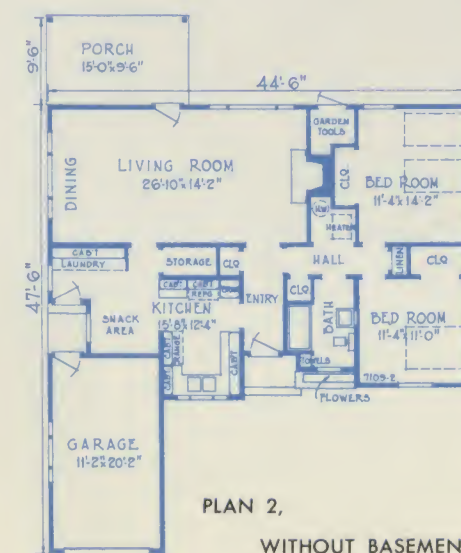
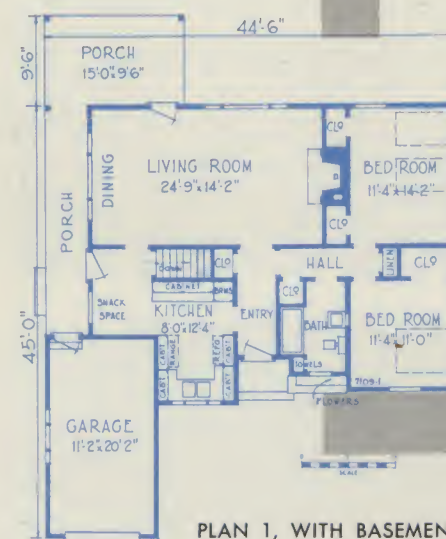
*design 7109*

## GARDEN-VIEW LIVING PLAN

This spreading one-story home, with two bedrooms, has many modern features. Of utmost interest is the spacious living room, with dining area, providing a "garden-view." The dining space, in addition to the living room, also has a picture window unit which overlooks the porch. The kitchen, modern in every respect, faces toward the street.

### DATA

LIVING AREA, Plan 1—1,132 sq. ft.; Plan 2—1,260 sq. ft. Porch, Plan 1—280 sq. ft.; Plan 2—143 sq. ft. Garage, Plan 1 & 2—244 sq. ft. TOTAL CUBAGE, Plan 1—26,620 cu. ft.; Plan 2—21,230 cu. ft.









# The Kitchen . . . a family interest center

Because comfort and convenience features are so much a part of the modern kitchen, this room is challenging the living room as family headquarters, and even for guest entertainment. The fast-service meal spot is also a place for children to do school work, for father and mother discussions, and for games for both children and adults.

Whether the family choice is for metal or wood cabinets, both offer color possibilities. Work surfaces in linoleum or the new hard-surfaced, stain and mar-proof toppings can be had in every conceivable color or combination of colors.

Whether the house is small or large or in-between, the modern kitchen will give every home maker everything necessary for work simplification, the key to relaxed living.

Grandmothers are supposed to like to cling to old ideas and in some matters that might be the right thing to do. When it comes to kitchens, however, they'll go for the modern idea. If you don't think so, ask one!







# Kitchens

... down-to-earth  
and practical!

Note how each of the kitchens illustrated on this page and pages 36, 37 and 40 have been planned to eliminate excessive walking, stooping and reaching. All step-saving conveniences, such as work surfaces, equipment, storage, food and preparation materials are well concentrated for convenience and efficiency.

You, too, can plan your kitchen to be different, pretty as a picture and functional!







"Oh! — If I could only have a bedroom of my own."

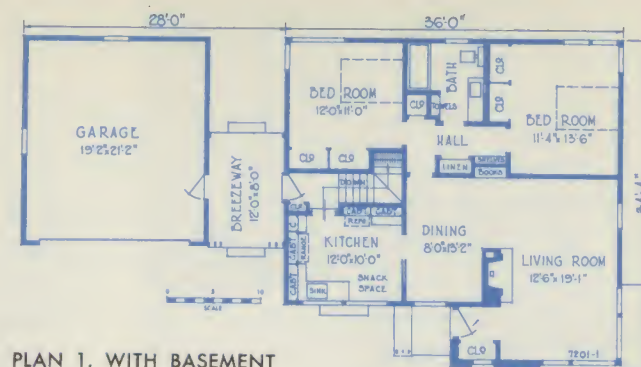
Old concepts and notions about bedrooms, reluctant carry-overs from a leisure-lacking past, have been given some deservedly rough treatment by modern home planners.

Bedrooms, like all other rooms and areas of the house, have not escaped the wave of improvements that have brought today's home building families to the highest levels of living comfort and convenience in history. And the new thinking will be found in every type of home, from the largest to the smallest.

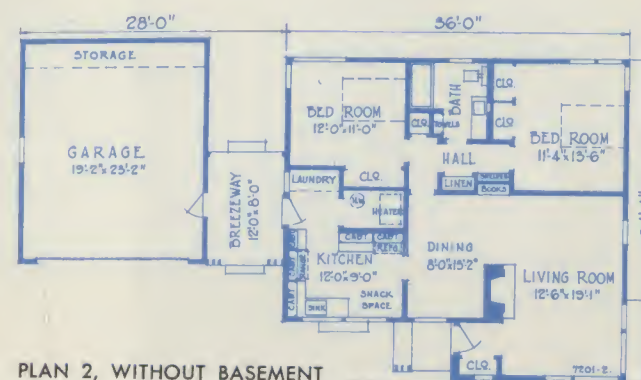
Bedrooms, once only large enough to accommodate bed, dresser, a chair and perhaps a dressing table, have emerged as spacious, colorful, and very useful living as well as sleeping rooms in the new homes. Home planners have effected changes in furniture design and are making use of such features as sliding doors to gain additional space. High windows, or strip sash, are now advocated as they afford greater privacy and permit easy placement of furniture beneath them. Adequate closet facilities are definitely planned for small homes as well as large.

Here, as in other rooms, built-ins have achieved a new importance. A built-in desk for Junior and handy bookshelves help make the bedroom into a quiet study room. A child's bedroom can be made to double as a cheerful playroom, too, and built-in toy boxes can be installed.

The Bedfords studied sleeping area planning with particular care, taking full advantage of every feature that would contribute to better living for themselves and for their children. Knowing that, as the children grew, their needs and desires would change, they planned accordingly. The final result has been better living for all, now and for the future.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

## LONG, LOW AND MODERN

This beautiful rambling five room home, with two bedrooms, has a large living room with attractive fireplace separating the living and dining areas. The breezeway and two-car garage further accentuate the rambler lines of this design. And note that the handling of the exterior is the last word in good taste.

### DATA

LIVING AREA, Plan 1 & 2—1,124 sq. ft. Breezeway, Plan 1 & 2—92 sq. ft. Garage, Plan 1—440 sq. ft.; Plan 2—480 sq. ft. TOTAL CUBAGE, Plan 1—27,428 cu. ft.; Plan 2—21,164 cu. ft.

*design 7201*











"Did you say privacy? Not in this apartment."

Traffic jams in the home can be just as annoying as slow-downs on the highway, but home planners have been quicker to correct the former.

The Bedfords, before deciding to build their home, checked all available rental possibilities in their community, both houses and apartments. They found only a few that had two bathrooms and these were beyond their means.

Even though their children were hardly out of the baby age, they had already begun to experience morning traffic jams at the

single bathroom they had in their apartment. This was a situation, they realized, which would grow worse as the youngsters grew older.

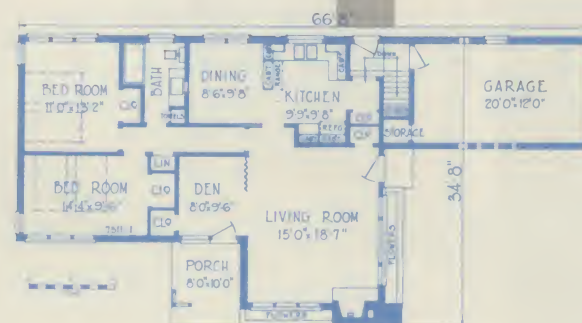
That was why, in selecting their home plan, they took advantage of the advanced thinking of modern home planners to solve this problem once and for all. They found there were many solutions.

They saw several plans calling for dual equipment in one room. Some of these had one tub and one toilet but two lavatories where two persons could be accommodated at one time. By the skillful use of partitions in these rooms, privacy was assured.

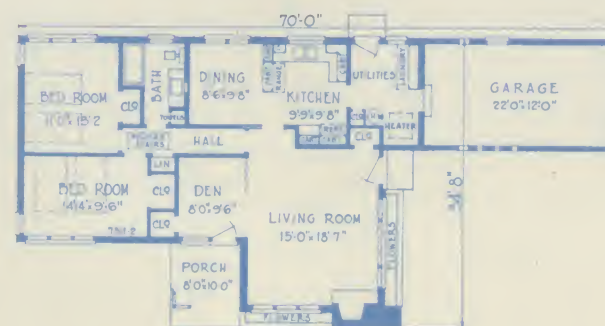
Other plans had an enclosed tub or shower separating two toilet and lavatory combinations. Any family could find the solution to their bathroom traffic jam in one of these space and money saving arrangements.

There were plans that had two bathrooms or one complete bath and a powder room. In two-story plans, a downstairs powder room and upstairs bathroom solved the problem. Other two-story, future-expansion plans had one bath and bedroom on the first floor. When rooms were to be added upstairs, a second bath could be added also.

In the home the Bedfords built, a single-story design, they have a powder room near the kitchen and a complete bath in the bedroom area. Within a few years, they will add a shower, lavatory and toilet in the basement.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

*design 7311*

## FOR CORNER... NARROW LOTS

Careful planning has given this charming two-bedroom brick veneer home the efficiency of six rooms. Adjacent to the living room is a den and the kitchen has a large dining space convenient to a well-arranged work area.

### DATA

LIVING AREA, Plan 1—1,225 sq. ft.; Plan 2—1,238 sq. ft. Porch, Plan 1 & 2—64 sq. ft. Garage, Plan 1—274 sq. ft.; Plan 2—300 sq. ft. TOTAL CUBAGE—Plan 1—25,202 cu. ft.; Plan 2—20,278 cu. ft.







Bathrooms in the modern home rival the kitchens in color and cleanliness. Whether you want a single bathroom with some combination of fixtures that will meet your family's requirements, two bathrooms, or a powder room and bath, you can have your choice of colored fixtures or white, and a variety of wall and floor coverings that are attractive, easy to keep clean, and economical.

Some families have taken advantage of the built-in idea to have handy lavatories in bedrooms which are enclosed and concealed from view when not in use by sliding doors.

Bathroom design in the newer homes frequently provides for linen storage and bathroom and personal supplies either within the room itself or immediately adjacent to it.

The factor of privacy for bathroom facilities will be found to have had the careful study of home planners in all styles of homes — single-story, two-story, or split-level.



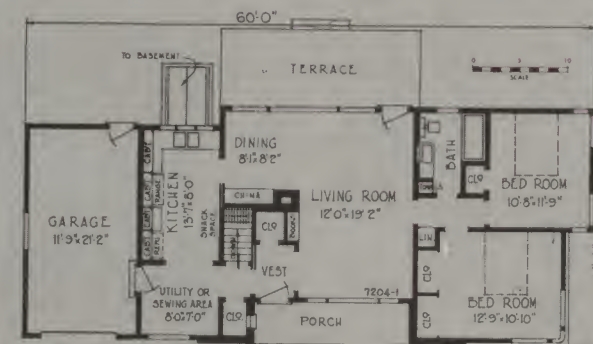
The dining space, as shown here, can be cheerful, bright and inviting.

## PREFER A *Garden Terrace?*

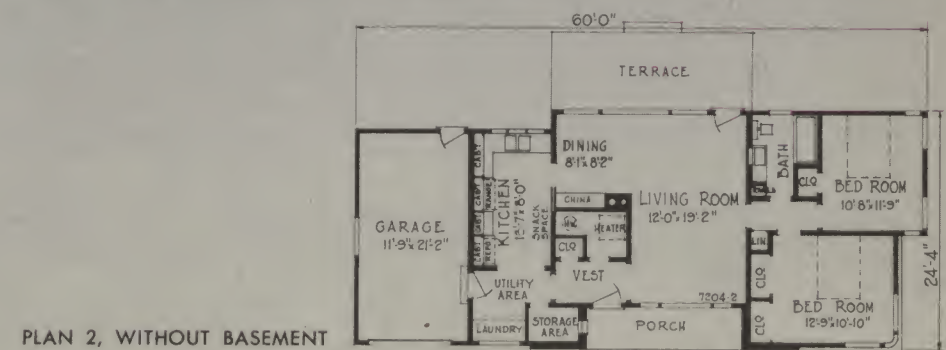
**design 7204** The rear wall of this house is practically all windows with French door opening to a large rear terrace, literally bringing the outdoors right into the spacious living-dining area. Note how the kitchen opens into an attractive area that can serve as breakfast, utility or sewing room. The front corner bedroom boasts an attractive combination of windows and glass block, adding a final touch of beauty to the exterior of this design.

### DATA

LIVING AREA, Plan 1 & 2—1,049 sq. ft. Porch, Plan 1 & 2—70 sq. ft. Garage, Plan 1 & 2—264 sq. ft. TOTAL CUBAGE, Plan 1—19,608 cu. ft.; Plan 2—13,314 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT





Wojewski





"Child management — Bah! How about some room to play?"

What have modern home planners done with the living room? Why, they've made it into a room for living! In some plans the living room has been made easily accessible to the out-of-doors for summer living. An abundance of glass gives the room an out-doors "look" for the whole family to enjoy even when winter takes over.

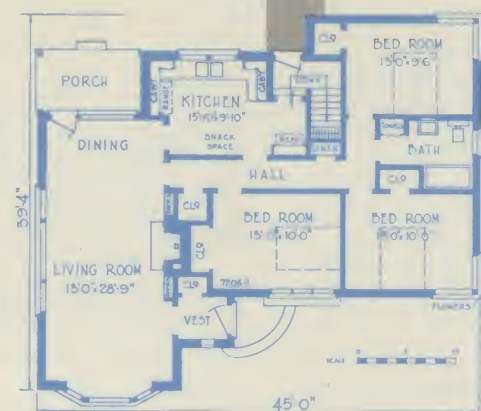
It's no longer the "company" or "Sunday only" room, no longer the shadowy, primped-up "parlor" of an era of tired, uninteresting existence.

Today's home planners have won a decisive battle with stuffy tradition all through the home of today, but nowhere has the victory been more productive of relaxation for all the family than in the living room.

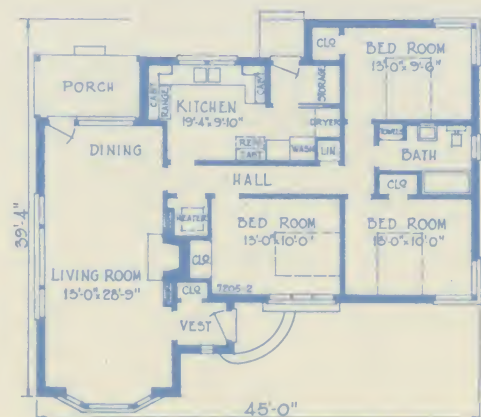
Today's room for living is open to the sunlight through broad, shining windows, steps to its outdoor extension, porch or patio, through spacious doors. Often its back is turned upon the street to keep its face toward sun and garden.

In modern homes, it is a room that can have a goodly share of built-ins to gain more room space by using wall depth for shelving, a desk and enclosures for television, radio, and phonograph. Sometimes it is a flexible room, doubling at least in part, as a dining area.

It is a room that allows the home maker to give most the forceful expression to her ideas of decorating. The choice of color is as limitless as the landscape and all of it is available in paints, wallpapers, fabrics, furnishings.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

*design 7205*

## A FIVE-ROOM BRICK RANCH

A study of the floor plans reveal that here is a three-bedroom home offering many conveniences for your living comfort. As an example, note how the drawing above illustrates the built-in linen closet which is a feature of the full bath.

### DATA

LIVING AREA, Plan 1 & 2—1,337 sq. ft. Porch, Plan 1 & 2—66 sq. ft. TOTAL CUBAGE, Plan 1—24,195 cu. ft.; Plan 2—17,287 cu. ft.









"Rent receipts PHOOey! We're going to own our own home."

Charting activities for each member of the family was the secret back of the Bedford's successful search for the kind of plan that would give them proper organization of space for all present needs as well as for the future. Careful thought was given to the children's indoor activities.

If they were to be given piano lessons, for example, and the living room was to house the piano, practice time would have to be arranged so that it would not interfere with evening relaxation for grown-ups. The alternative would be to put the piano in another room where it could be used by budding virtuosos while other members of the family might be looking at TV, visiting, or reading in the living room.

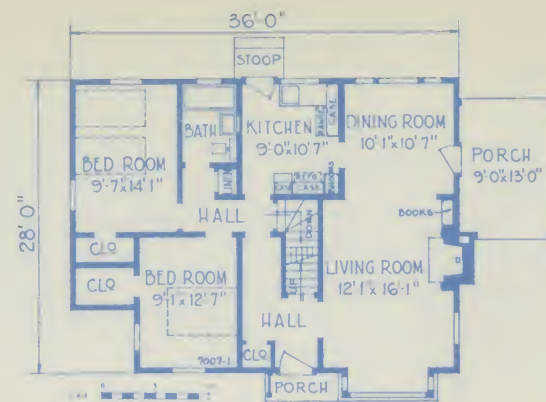
That was why, too, it was a good idea to provide study and reading room in each bedroom so that children and parents alike might enjoy quiet separation from general activities when they wanted it.

In selecting a home it is not wise to think only in terms of the present. A child's room should be figured to grow with the child, changing from infancy to youngster to teen-age with the least amount of difficulty and expense. The living room should be planned the same way. There comes the time when teen-agers take over in the living room unless provision has been made for them to pursue their antics elsewhere.

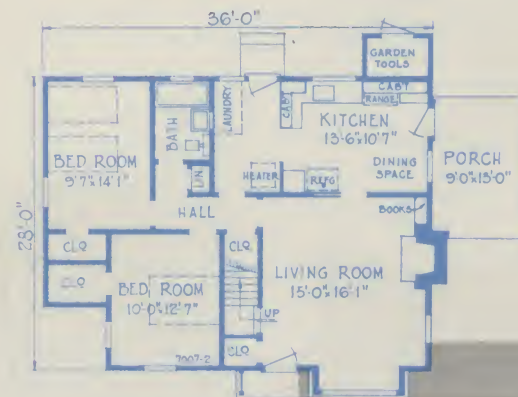
The Bedfords sat down with pencil and paper, talked their way through on what they wanted and so were able to make a plan selection that would make sense through the years.

Each room shared some part of individual or family activities and each room was planned to meet changing needs.

Modern home planners, the Bedfords learned, have done a great deal to modify present thinking regarding the necessity for a formal dining room. Pleasant informality is the new idea which prevails today in most homes and, therefore, the dining area, as a separate room is quite unnecessary.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT

## A FOUR-ROOM COLONIAL

Wide horizontal siding with stone employed at the base of the bay lend a contrasting and colorful note of individuality to this design. Although basically a four-room home, the dining space provides five-room efficiency and is a perfect partner for the modern, convenience-planned kitchen. The interesting knotty pine bookcases and fireplace illustrated below indicate the charm and good taste reflected throughout this colonial design.

*design 7007*







**DATA**

LIVING AREA, Plan 1—992 sq. ft.; Plan 2—  
1,018 sq. ft. Porch, Plan 1 & 2—134 sq. ft.  
TOTAL CUBAGE, Plan 1—20,942 cu. ft.; Plan  
2—15,234 cu. ft.



Since most of the Bedford's family meals and odd-hour snacks as well as many "company" meals could be served in the fast-service spot in the kitchen, there obviously was no need for a separate dining room, but instead a comfortable area . . . a part of the living room, was to be used for dining. This space, because of its location with reference to the living room, could be expanded into the living room when need required for real formal dining.

Like the living room which has moved out-of-doors for the summer months, dining, too, has taken to the open air on a terrace, porch or patio.

The indoor dining area in many plans is so skillfully blended with the living room that the two work flawlessly together, to become, on a moment's notice, dining space large enough for a banquet, or additional living space for activities or entertainment.



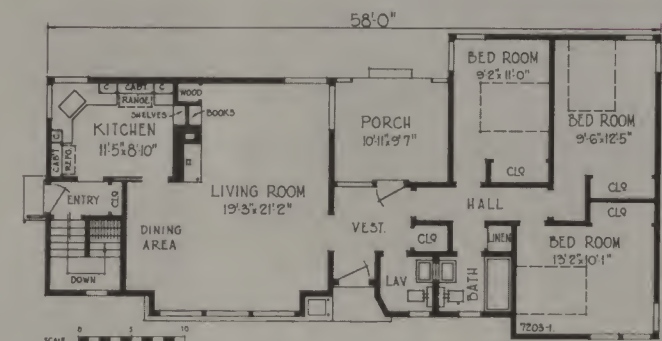
The attractive rear porch is an ideal outdoor living room which may be glazed or screened, if desired.

## A LOW, RAMBLING *Ranch*

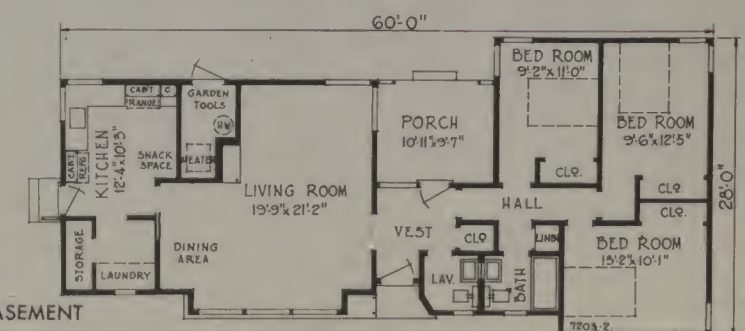
**design 7203** Designed to give the utmost value for your building dollars, this five-room ranch type home, with six-room efficiency, provides every practical living convenience. In addition to a complete bathroom, there is also a powder room accessible from the reception hall. Other features are the three bedrooms with large wardrobes, extra large living-dining area with corner fireplace and efficiently planned "L" shape kitchen.

### DATA

LIVING AREA, Plan 1—1,255 sq. ft.; Plan 2—1,295 sq. ft. Porch, Plan 1 & 2—104 sq. ft. TOTAL CUBAGE, Plan 1—19,413 cu. ft.; Plan 2—16,452 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"Thanks, Pop! We'll have fun in our new home."

There are many ideas that call for built-in drawers and shelves that save cost of furniture and provide storage for linens and china. There are glass block and sheet glass ideas that let in the light but maintain privacy while the table is being set or cleared. There are curtains and folding partitions to effect a temporary separation between dining and living areas.

There are just as many interesting ideas for separating dining area from kitchen. One of these is a wall, part of which opens to make a "pass-through" place for food from kitchen to dining space or which can be used as a food service bar.

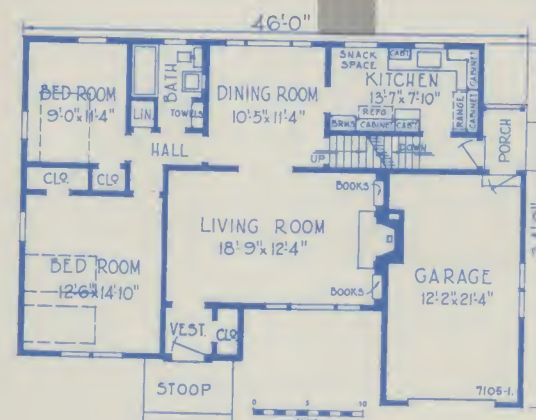
There is another arrangement whereby the dining table can be moved back and forth through the wall to be used in the kitchen or dining room.

The Bedfords saw plans that made dining space double for sewing, study, or even as a guest room. It was easy to see, too, how it could be used as play space for a small child, or for games for adults. The main thing was that modern planners had considered every possible angle for utility, economy, and good looks.

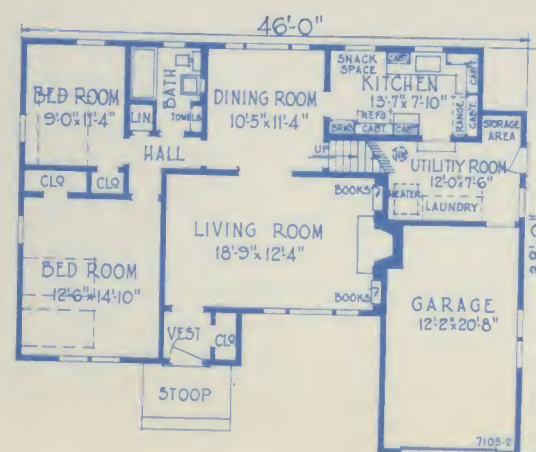
There are, however, many who yet prefer the dining area as a separate room. There are in fact, so many arguments in favor of it that one can hardly refer to a dining room as old-fashioned or passe. Again, this is purely a matter of personal preference in which added cost may be an influencing factor.



The bookshelves, flanking the natural fireplace, add a mark of beauty to living room.



PLAN 1, WITH BASEMENT



PLAN 2, WITH BASEMENT

## design 7105

# IDEAL SMALL FAMILY PLAN

This appealing one-story home has many colonial characteristics, yet modern touches such as the large picture window at the front and attached one-car garage give it added beauty and efficiency. The two bedrooms make this an ideal home for the small family.

### DATA

LIVING AREA, Plan 1—1,042 sq. ft.; Plan 2—1,134 sq. ft. Garage, Plan 1—275 sq. ft.; Plan 2—281 sq. ft. TOTAL CUBAGE, Plan 1—27,163 cu. ft.; Plan 2—19,955 cu. ft.









"Now, I'll have a home like my Pals."

The objective of good interior design should be to create surroundings that make people feel cheerful, relaxed and secure. Good interior design, therefore, follows the over-all styling of homes which planners have so decisively improved within the last few years.

Home furnishings, too, are keyed to the new thinking. Inspired by the simplicity and informality which home planners have worked into total design, furniture manufacturers have developed new things in furnishings which are comfortable, colorful, light in weight, and economical.

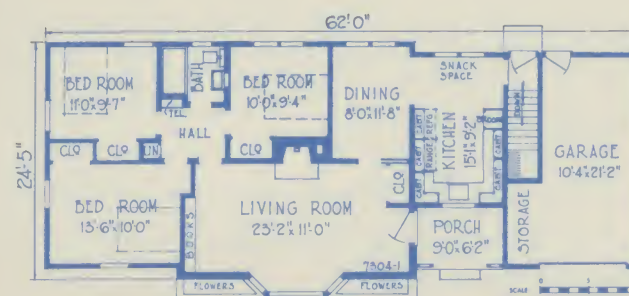
The trend in interior color which will endure for many years, according to decorators, is toward the use of colors from the out-of-doors—the varied greens of grass and foliage, the browns and grays of soil and rocks, with the brighter accent of flowers. All of these lend themselves in hundreds of schemes to the modern home. The natural tones of wood predominate in many plans and are to be found in built-in features in every room of the house, though these may also be finished in painted hues in every shade and color of the spectrum.

It was important to remember the elements of balance and design in decorating. Each room should have some solid color and some areas of figured design. Plain walls and a plain floor, for example, call for design in draperies and furniture covers. A colored design in wallpaper may require plain colors in draperies and furniture coverings.

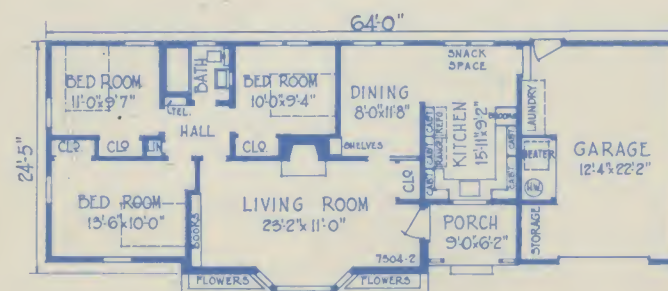
A unified color scheme, one that runs through the entire home, is used by many people. In unified color schemes, the key color in one room becomes the accent color in another, making it possible to shift furniture from one room to another without running the risk of jarring the eye.

Whatever color ideas were decided upon, however, the Bedfords would find that the new thinking looked toward the easy and economical maintenance of change of decor.

## PERFECT FOR A LARGE FAMILY



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

### DATA

LIVING AREA, Plan 1—1,120 sq. ft.; Plan 2—1,070 sq. ft. Porch Area, Plan 1 & 2—55 sq. ft. Garage, Plan 1—267 sq. ft.; Plan 2—376 sq. ft. TOTAL CUBAGE, Plan 1—23,949 cu. ft.; Plan 2—18,419 cu. ft.

*design 7304*









... new thinking in home planning makes houses appealing from within or without ...

What was true of interior design and color was also true of the exterior of the modern home. The Bedfords, or any family, would find that "change of pace" in exterior color was possible in a hundred different ways. Combinations of wood and stone, wood and brick, stone and brick, wood and wood, were possible in almost any home plan. Such combinations were not restricted to the exterior but were handsomely worked out for certain interior use, too. Many new materials were also available for exterior and interior use that added much to color and eye appeal.

Colorful plantings, lawns, and outdoor living and dining spots helped make many plans more attractive. Home planners, the Bedfords saw as they studied designs, had not stopped with the creation of homes that would be beautiful even in barren settings, but had used nature's colors to make a home appealing from within or without. The new thinking in design was thorough, to the smallest detail.



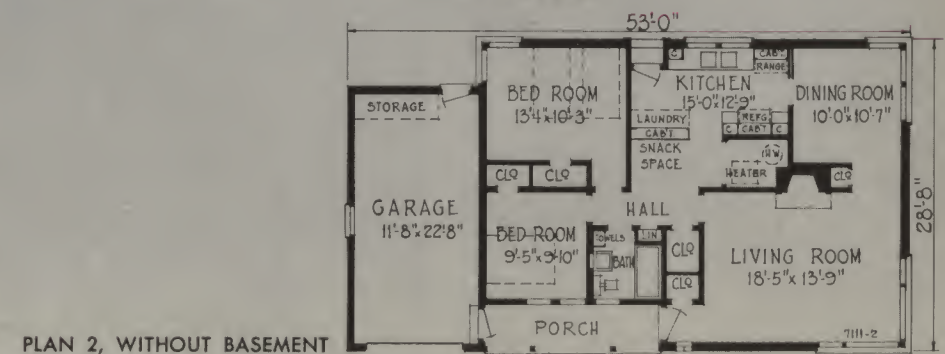
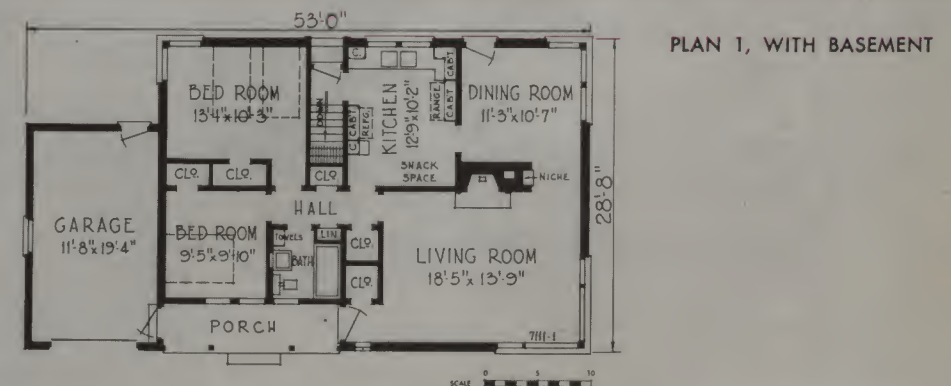
## A HIP ROOF *Ranch*

### design 7111

Brick veneer, combined with stone, forms the exterior walls of this pleasing hip roof ranch type home. And notice how vertical siding is used to provide a contrasting note on the inner porch walls. This is a complete five room house containing a living room, dining room, large kitchen with snack space, two bedrooms and a bath. Attached garage is also a desirable feature.

#### DATA

LIVING AREA, Plan 1 & 2—1,095 sq. ft. Porch, Plan 1 & 2—73 sq. ft. Garage, Plan 1—255 sq. ft.; Plan 2—295 sq. ft. TOTAL CUBAGE, Plan 1—24,742 cu. ft.; Plan 2—18,652 cu. ft.











"Now, I can bring the kids over to my house to play."

Americans are staying home in huge numbers, particularly those who have homes of their own. They're staying home from the movies and from days and evenings out, because a whole new world of interest, entertainment, and relaxation is possible in the modern, styled-for-living home.

They've learned that the money they might spend for passing pleasure for themselves and their children can give them permanent possession of all manner of recreational equipment and games, or allow them to pursue hobbies that are stimulating, educational, and frequently profitable.

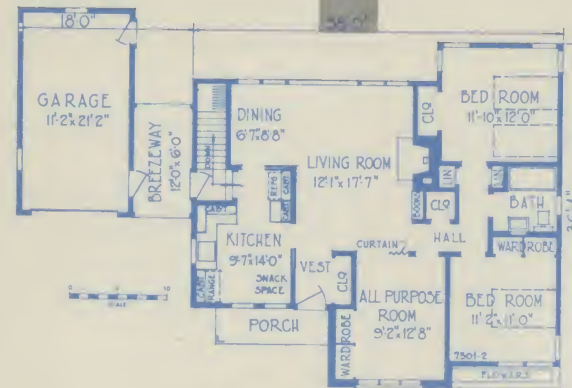
A major influence in this shift in interest which family life experts say is about the best thing that ever happened to the nation are the home planners who have taken such great strides in making the American home so useful and attractive to all members of the family.

A glance at some of the evidence of increased family activities in the home will tell some of the story.

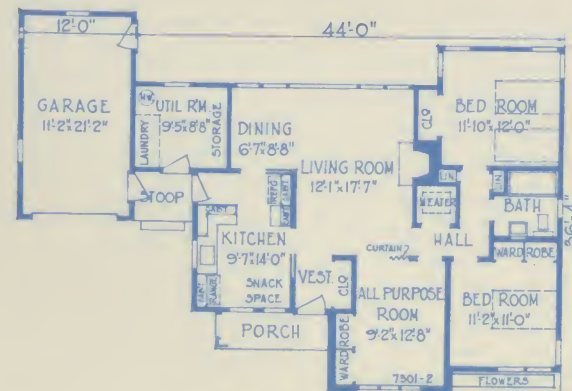
Sales of television sets continue to mount with this form of home entertainment destined to grow over the whole country as more and more stations go on the air and as new stations devoted to education add interest for children and adults alike.

Sales of home workshop equipment are at an all-time high, as more fathers and sons find solid diversion in "making things." These same home craftsmen spend some three billion dollars annually for materials to be made into furniture, games, and scores of other useful articles.

The development of home-sized sports and game layouts for lawn, yard, and basement, is the subject of widespread attention by newspapers and magazines. In fact, a whole new industry is rising to supply home owning families with low cost swimming pools, tennis, shuffleboard, badminton, archery, and a host of other healthful and exciting games which the whole family and its guests can enjoy.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

*design 7301*

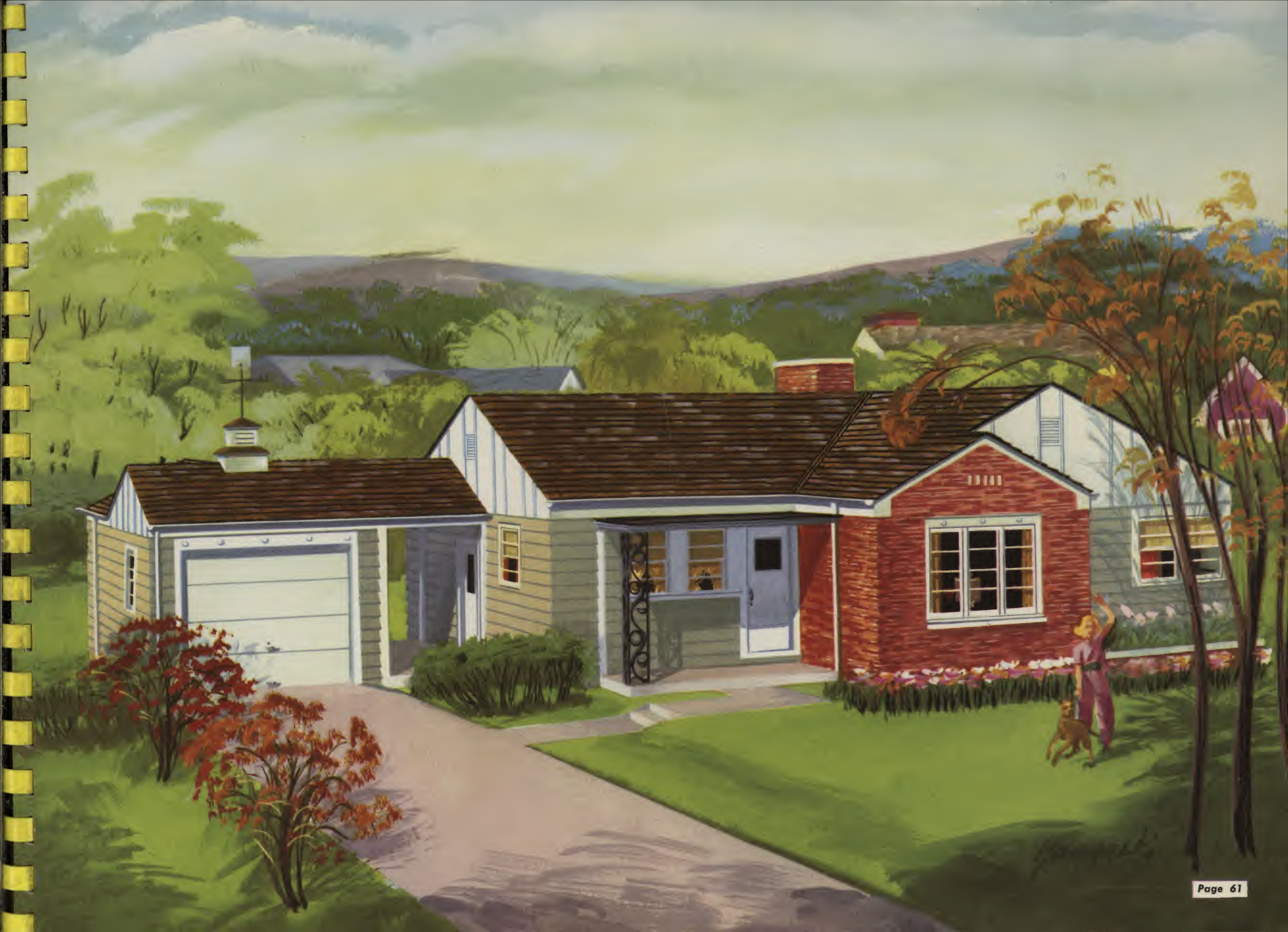
## A MODERN LIVING PLAN

This unusually attractive ranch style home features a large "L" shape living-dining room, with natural fireplace, and a wall of windows facing the rear or garden area of your lot. Aside from the two bedrooms, a multi-use room serves as den, guest room or playroom.

### DATA

LIVING AREA, Plan 1—1,138 sq. ft.; Plan 2—1,195 sq. ft. Porch, Plan 1 & 2—45 sq. ft. Breezeway, Plan 1—72 sq. ft.; Plan 2—31 sq. ft. Garage, Plan 1 & 2—264 sq. ft. TOTAL CUBAGE, Plan 1—24,763 cu. ft.; Plan 2—25,366 cu. ft.









"Yes, they are from my own garden."

Garden implement, seed and plant sales show remarkable gains each year, with families raising a large part of the fruits and vegetables used on their tables the year round, to say nothing of flowers and shrubbery to beautify home surroundings.

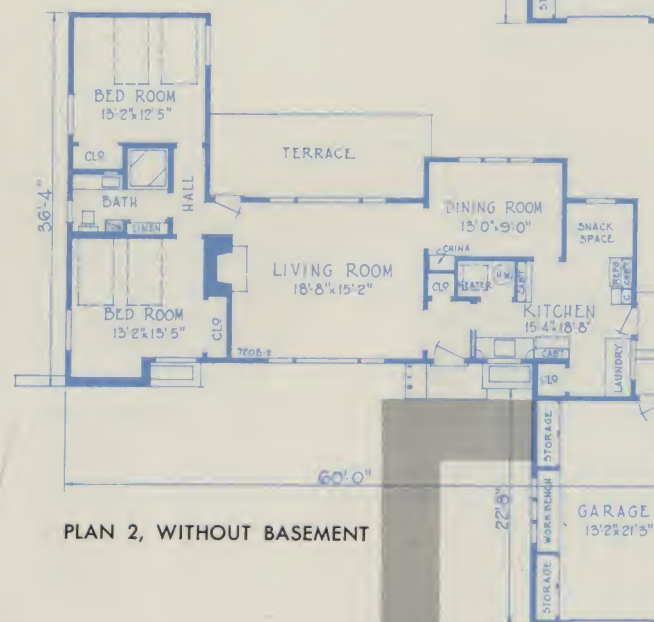
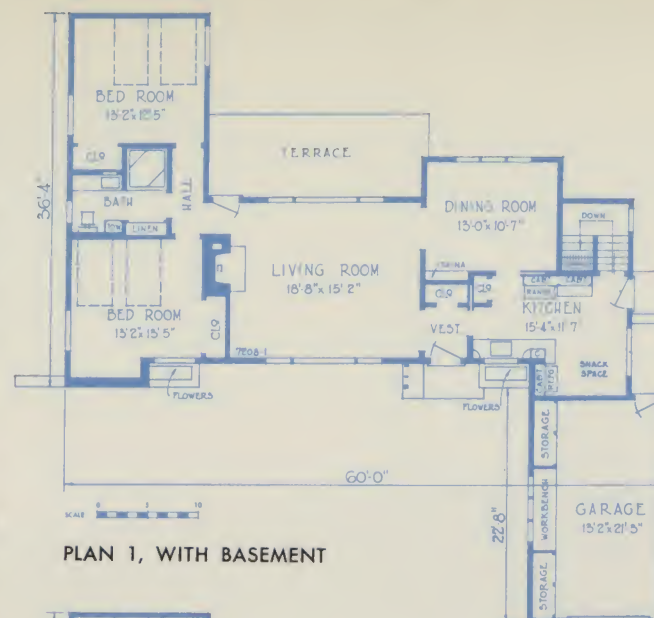
Another new field of home activity that has given another new industry an imposing start is that of painting. Today, even grade schoolers can produce beautiful paintings in oils and water colors, not for profit necessarily, but to satisfy the creative instinct present in every one.

Home sewing, one of the "chores" of grandmother's day, has passed from the realm of duty to that of pleasure as mothers and daughters enjoy a creative pastime that can save the average family many dollars a year.

The home building industry, which employs thousands of workers as one of the nation's basic industries, also now makes possible the employment of thousands more in the production of things which home owners buy and use for recreation, entertainment, and profit. Thus the home owning family increases its contribution to the national welfare while enjoying the comforts, security, and pleasure that only home ownership can supply.

When *you* build a home of your own, you become a far more important member of your community. Your value to your employer becomes greater, your personal prestige is increased. If you are in business or the professions your chances for success multiply. For your children, home ownership means greater chance for exposure to the better influences in life.

The Bedfords counted these things as part and parcel of the rewards of home ownership. Weighing the costs of having all of them against the costs of not having them left no doubt about the immediate and long-run economies of having a home of their own.



## FOR TODAY'S HOMEMAKER

This is a typical rambling ranch type home with a centrally located living room having plenty of glass area for maximum sunlight and ventilation. A terrace directly off the living room provides outdoor living for the entire family. Large enough for twin beds, the two bedrooms are an outstanding feature of this design and even the flat roof garage is a picture of efficiency with two large storage areas and work bench.

### DATA

LIVING AREA, Plan 1 & 2—1,260 sq. ft. Porch, Plan 1 & 2—72 sq. ft. Garage, Plan 1 & 2—308 sq. ft. TOTAL CUBAGE, Plan 1—25,555 cu. ft.; Plan 2—17,995 cu. ft.

*design 7208*









Do you have a "green thumb," like to join hands with Nature in growing flowers, shrubbery, trees? Do you yearn for a spot of your own where you can plant fruits and vegetables to enjoy all season long and preserve or freeze for use when garden-fresh things can't be had in the store?

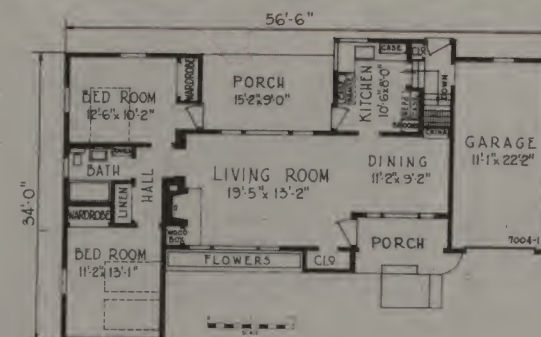
Or, do you want to crowd a lot of games and sports into your back yard for the enjoyment of your family and friends? Maybe you'd prefer to devote your piece of the out-of-doors to just plain—having your meals on your own terrace, porch, or patio—listening to the radio, reading, or visiting with your family and friends.

Perhaps you want to do some of all of these things and you can when you own your own home, built to satisfy your every desire, on a lot of your own choosing. You can have just as large a piece of the out-of-doors as you want and you can let yourself go to your heart's content without interference from any one.

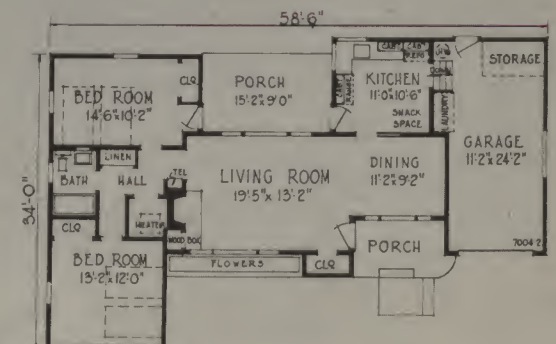


## FOR *Town or Country*

**design 7004** Shingles, vertical siding and stone combine to provide a charming and pleasant exterior for this rambler home. Although the floor plan actually has only four rooms, careful planning gives this design five-room efficiency through use of the large living-dining area. The two bedrooms, located on the left hand side of the house, are well-ventilated and separated by the bath. A rear porch is accessible from one of the bedrooms and kitchen. And speaking of kitchens, the illustration above shows one corner of this compact and modern cooking center with its corner window.

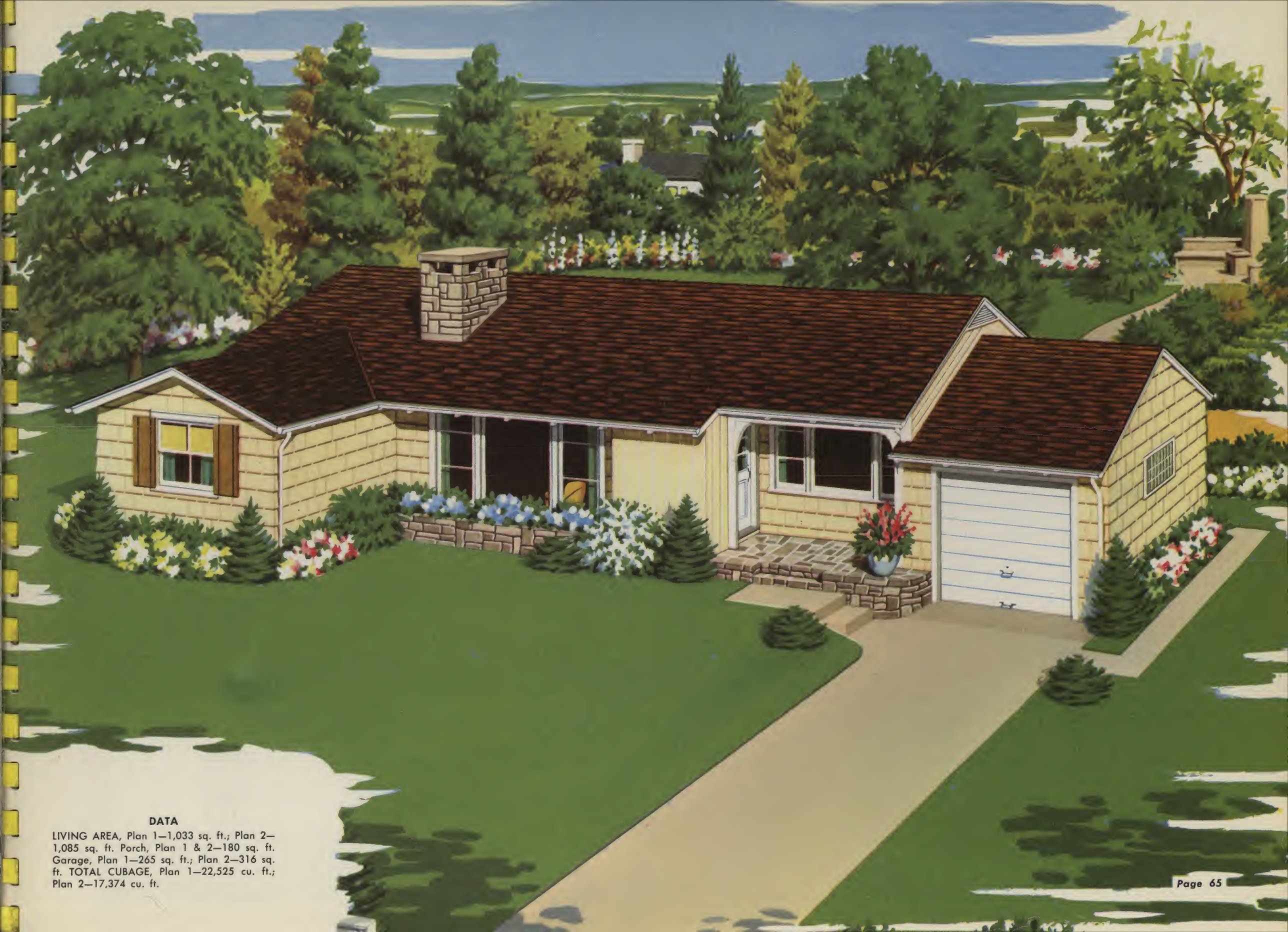


PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT





**DATA**

LIVING AREA, Plan 1—1,033 sq. ft.; Plan 2—1,085 sq. ft. Porch, Plan 1 & 2—180 sq. ft. Garage, Plan 1—265 sq. ft.; Plan 2—316 sq. ft. TOTAL CUBAGE, Plan 1—22,525 cu. ft.; Plan 2—17,374 cu. ft.





"Oh Boy! We kids will have fun in our new recreation room."

Whether you want to move into your home with every interior detail completely finished and with every blade of grass in place on the outside, or take over with a room or two to be added at a later date, or do some decorating yourself, or have the fun of planning and developing your own garden and grounds, you'll find the modern home plan elastic enough to let you indulge your every whim. This is true of a small home, a large one, or one in-between.

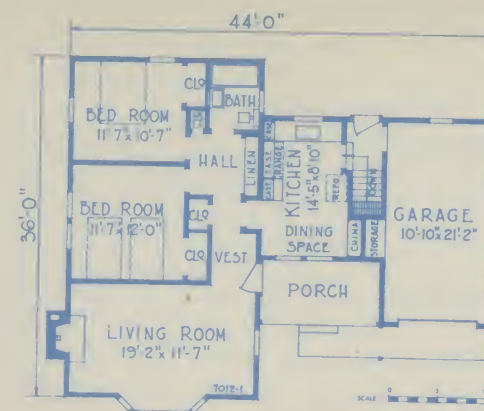
"Half the fun of having a home," Ralph Bedford says, "is planning and doing the things you want to do. We had the lot graded, of course, but decided to do the landscaping ourselves."

The Bedfords have planned the exterior of their house with small lawn areas facing the street and with larger terrace and garden areas off the living room, dining room, and kitchen which face away from the street.

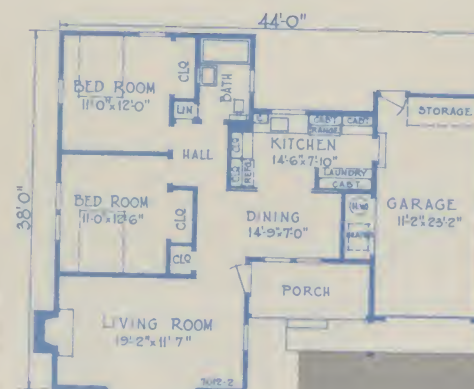
They are fortunate in having some beautiful trees on the street and garden sides which offer protection from sun and wind and help simplify the privacy problem. They are planning a fence across the rear which will be of alternate panels of one-inch board to give them complete privacy but to let in light and air.

When their grounds are finished, they'll have an outdoor fireplace and a large stone-paved terrace sheltered by a simple but decorative three-sided trellis to give them an outside living and dining space as large as the interior living and dining rooms combined.

These are the additional outdoor attractions the Bedfords will have: vegetable garden, flower garden, play areas with swings and slides, a low-cost pool, and a doghouse. Any family can plan as the Bedfords did for the exact things they want, and they can have as many or as few as they wish to start with, adding, developing or changing as time goes along.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT

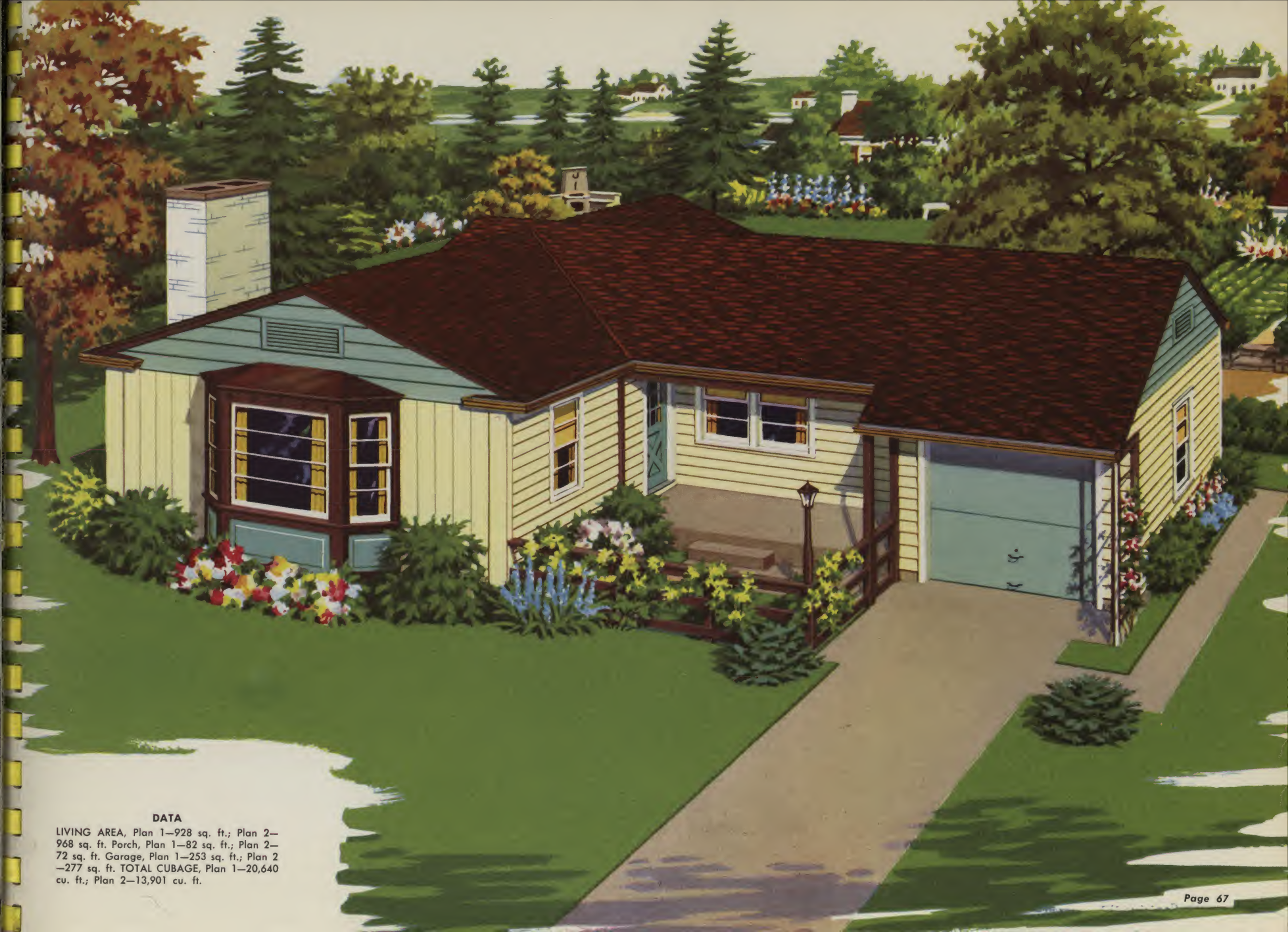
## PLAN FOR BETTER LIVING

Employment of vertical and horizontal siding provides an effective exterior for this one-story rambling type home. Attached garage adds to the width and appearance of the overall design. An "L" shape kitchen, adjacent to the dining area, is conveniently arranged to save time and energy. The picture bay window is an outstanding feature that provides sunlight and ventilation as well as an excellent view. Also note the large built-in linen cabinet shown below, for plan 1.

*design 7012*







#### DATA

LIVING AREA, Plan 1—928 sq. ft.; Plan 2—  
968 sq. ft. Porch, Plan 1—82 sq. ft.; Plan 2—  
72 sq. ft. Garage, Plan 1—253 sq. ft.; Plan 2—  
277 sq. ft. TOTAL CUBAGE, Plan 1—20,640  
cu. ft.; Plan 2—13,901 cu. ft.



# Recreation Rooms

*for the leisure time of your life*

A wise investment that will pay for itself many times over, you'll find a recreation room, as illustrated on these pages, is a friendly family room that leads a dozen active lives. Whether it is in the basement or an above-ground addition to your home, the rumpus room serves as a relaxation retreat, an entertainment center and a place where the children can run and shout. In addition, it can also function as a sewing room, dark room, card room or study. Without a doubt, there's nothing else like a recreation room to attract fun, good friends and add to the livability of home.









The modern home planner has located the garage in relation to the house so that it has become an enhancement to over-all property appearance. More than that, it has become a larger structure, with room for one or two cars plus plenty of storage space for garden tools and implements, outdoor furniture, and many other things that previously cluttered up the basement or attic or both. The built-in has taken over in the garage to add much to orderliness and convenience for all.

The Bedfords saw some plans where laundry and utility rooms were incorporated into the garage along with storage space for many articles. They saw, too, smart adaptations of the carport, another importation from the South and Southwest which is rapidly finding favor in all parts of the country. Carports can be either a temporary or permanent answer to the car protection problem, and they can combine storage compartments as does the garage.

A carport can be "built up" at any time or it can double with the terrace for more outdoor living space or with the laundry for outdoor clothes drying.



The linen closet shown here is one of the many conveniently located closets included in this plan.

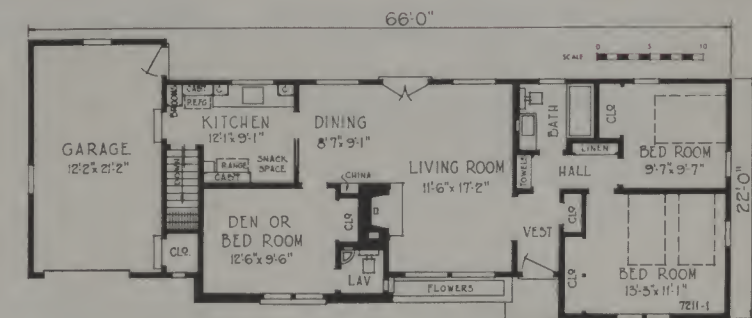
## A HOME WITH *Special Features*

### *design 7211*

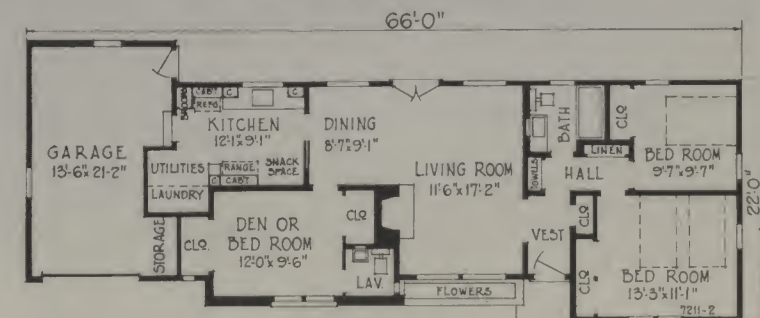
In addition to two bedrooms, this ranch design features a den or third bedroom, with powder room, which can double as guest or playroom. "Garden-view" and "toward-the-street" exposures are highlights of the living-dining room which includes a pair of French doors opening upon the garden area. A two-wall kitchen layout also provides room for a snack space.

#### DATA

LIVING AREA, Plan 1—1,056 sq. ft.; Plan 2—1,070 sq. ft. Garage, Plan 1—275 sq. ft.; Plan 2—296 sq. ft. TOTAL CUBAGE, Plan 1—22,699 cu. ft.; Plan 2—17,321 cu. ft.

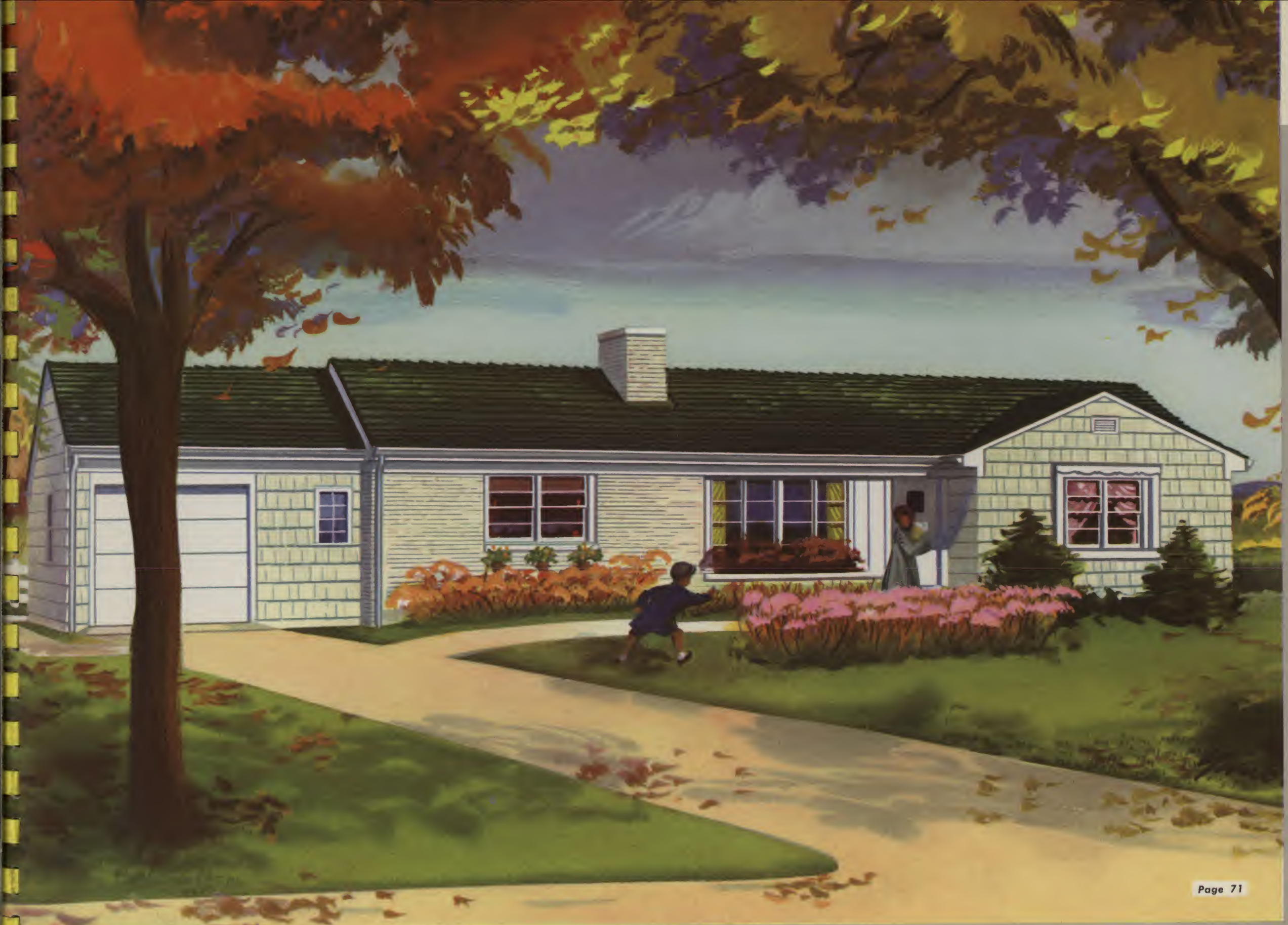


PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









"Hu--m! Pop's building a new hobby room —"

When Ralph and Barbara Bedford visited their lumber dealer he brought them up to date on the new materials which the building industry has developed — miracle materials that make for better homes of greater beauty, materials that speed construction and save money.

"We had no idea of the advances that have been made," says Ralph. "It was a liberal education to see the amazing variety of both interior and exterior materials that combine so many features."

They saw "dry wall" materials in plywood, softboards, hardboards, and gypsum boards. The softboards and hardboards, generally called fibreboard, have come into wide use. They are available in light brown, tan, cream, or natural colors, or are pre-finished in a variety of pastel shades.

Softboards have good insulating qualities; hardboards make excellent finishing for play rooms because they can withstand a great deal of abuse. Gypsum boards are available in a variety of finishes for many applications, both interior and exterior. These materials are quickly applied by skilled workmen and are low in cost.

Plywood can be had in several grades and comes in birch, knotty pine, oak, mahogany, and walnut.

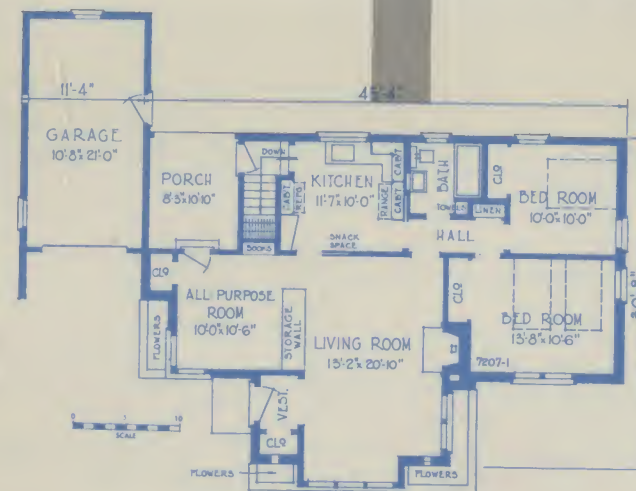
The dealer explained the advantages of using materials that are readily available. Modern homes, he said, have been designed so that they can be constructed in every part of the country from materials which are locally and economically at hand.

In the plan the Bedfords selected, there was a notable absence of the tricky and useless type of ornamentation which adds to construction cost and "dates" a house. The modern home is one which will be in style for many, many years to come. It is this simplicity of design that makes it easy to use the new materials with their many advantages.

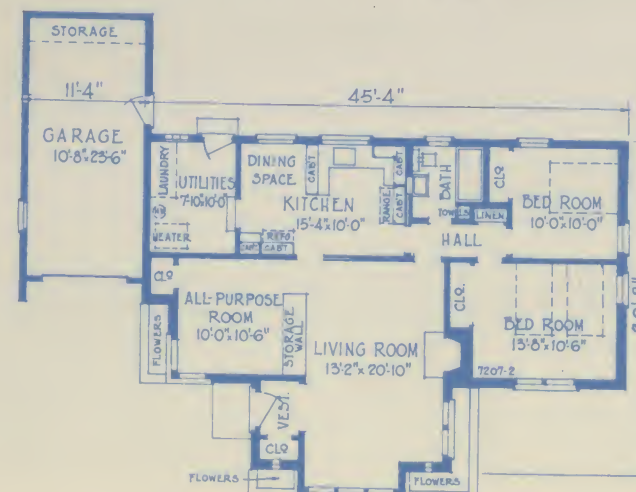
Walls, floors, and ceilings in the small, the medium-sized, or large home of today are serviceable, beautiful, economical . . .



Note how bookshelves and writing desk can be included in the storage wall thus lending eye appeal to this functional unit.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

*design 7207*

## ANOTHER BRICK RANCH HOME

Very modern in design, this five-room ranch type home with attached one-car garage features two cross-ventilated bedrooms. Leading off from the large living room, with fireplace, is an all-purpose room which may be used as an activity room, guest room or den. A large six feet high storage wall separates this area from the living room.

### DATA

LIVING AREA, Plan 1—1,079 sq. ft.; Plan 2—1,176 sq. ft. Porch, Plan 1—92 sq. ft. Garage, Plan 1—264 sq. ft.; Plan 2—294 sq. ft. TOTAL CUBAGE, Plan 1—23,591 cu. ft.; Plan 2—18,051 cu. ft.









"I'll tell the world we're proud to own our own home."

Exterior materials, the Bedfords learned, are just as dramatic in appearance and serviceability as interior materials. They found that the modern home planner has used these products in all manner of ways to obtain beauty, durability, and low cost construction and maintenance.

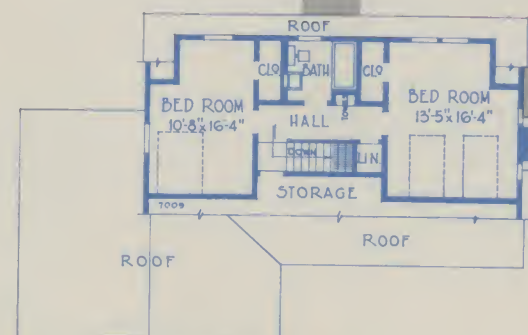
Combinations of wood with brick or stone, beveled siding with vertical boards and battens or with wood shingles, have been worked out for effective exteriors. Wood is recommended by some authorities as the most desirable primary material because of avail-

ability and low cost, but touches of stone and brick combined with wood make for pleasant contrast. In any combination good taste suggests that one material should dominate. Planners have considered all localities, availability of materials, and factors of appearance in their recommendations for both exterior and interior materials.

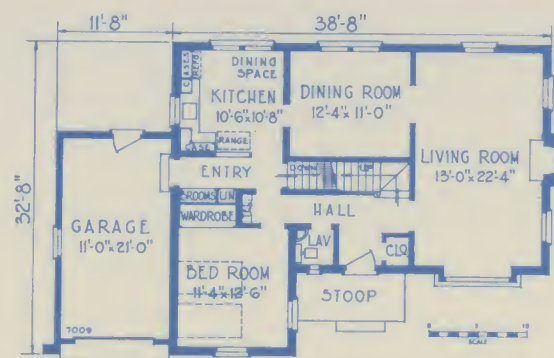
Color styling and blending of materials are other factors which planners have been careful to weigh to get the most pleasing effects for long periods of time and for minimum upkeep. The simple lines of the new home designs mean economy both in construction and maintenance. The aim is to make new houses look new and keep them looking that way for all time.

For both modern and traditional styles, home planners today make the best use of new materials both inside and out. In homes without basements, for example, floors are frequently a smooth concrete slab which can be colored and used as the finished floor or overlaid with wood, tile, or linoleum. Ceilings can be finished in acoustical materials, either board or plaster. Walls and windows have at last become one in smooth design which makes for easy cleaning, more light and air, and better appearance.

The Bedfords obtained complete information about materials for exterior and interior finish that would be most suitable for the style of home they selected.



SECOND FLOOR



FIRST FLOOR

*design 7009*

## A STORY AND A HALF PLAN

The entire first floor of this home is of solid brick complemented by siding in the gables. In addition to the dining room, a snack space is included in the kitchen and there is a powder room on the first floor as well as a complete bath on the second. This plan is available only as shown.





**DATA**

LIVING AREA, First Floor—1,046 sq. ft.; Second Floor—677 sq. ft. Garage, 272 sq. ft.  
TOTAL CUBAGE, 27,673 cu. ft.

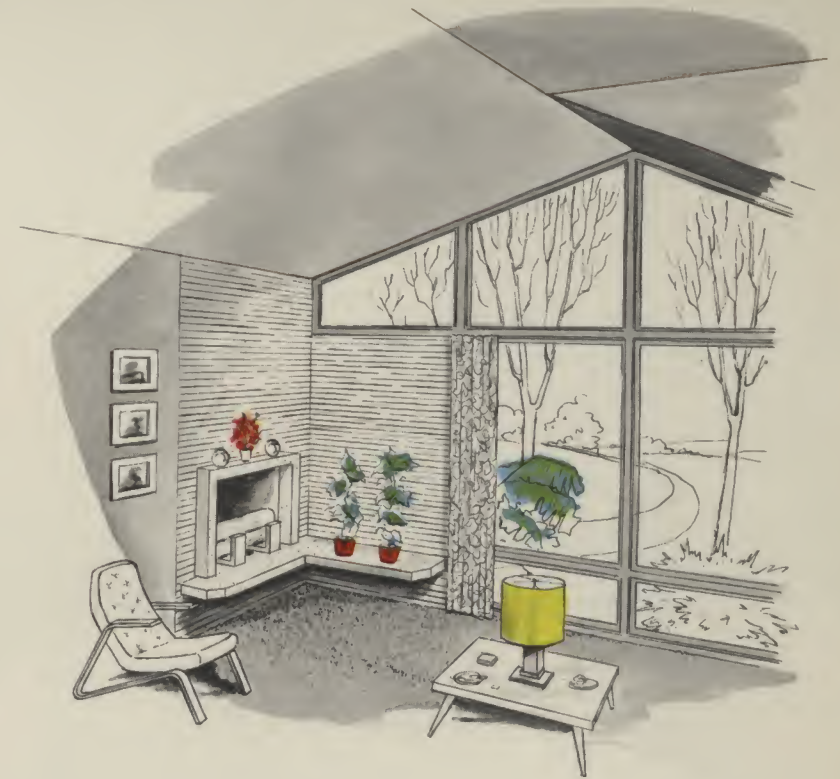


Your home is your servant if it has been designed to take full advantage of the modern improvements in plumbing, heating, ventilating, lighting and the utilities.

It makes no difference whether a home is large or small, costly or inexpensive, modern planners have contrived to make it mechanically wonderful.

In heating, the prospective home owner should be most concerned with dependability, cleanliness, cost of installation, and cost of fuel and operation. Whether a home is to be built in the mild climates of the south or southwest or in the coldest zones of the north, there's a heating system to do the job of keeping the home comfortable at low cost and with minimum attention.

Whether a home is to be heated with warm air, hot water, or steam, there is a wide variety of furnaces and boilers and a choice between convection and radiant distribution of heat. Convection heating calls for the use of radiators or registers while in radiant heating heat is transmitted through hot water coils or warm air ducts through floors, walls, and ceilings, without outlets. Perimeter heating is a modification of warm air heating, combining some of the features of radiant and convection distribution.

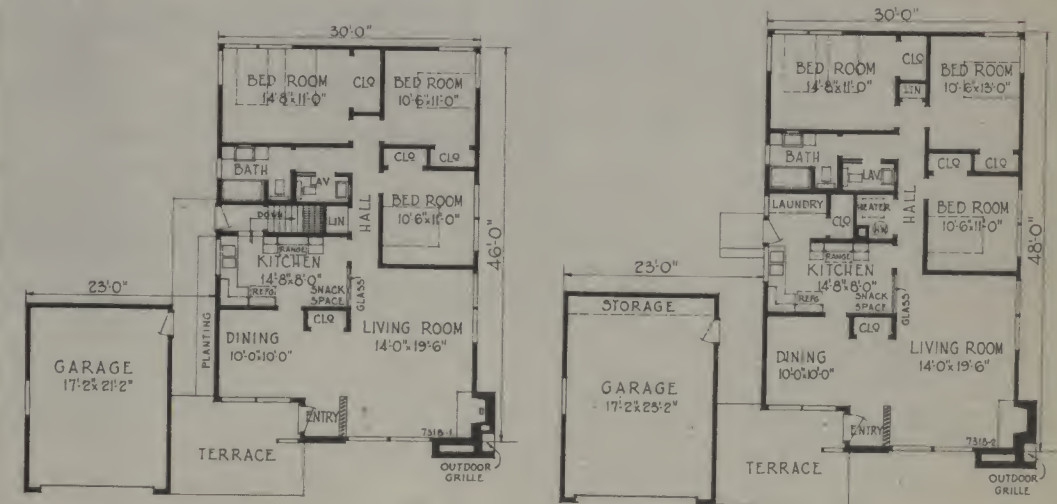


## A CONTEMPORARY *Modern*

**design 7318** If your home must be beautiful, but entirely different in appearance, then here's just the house for you. Vertical siding, the combination of flat and gable roof and unique floor-to-ceiling picture window add a distinctive note to the exterior of this three-bedroom design. This modern living plan also includes a bath and a half, a studio ceiling in the living-dining area and breakfast nook in the efficient kitchen.

### DATA

LIVING AREA, Plan 1—1,330 sq. ft.; Plan 2—1,390 sq. ft. Breezeway, Plan 1 & 2—60 sq. ft. Garage, Plan 1—396 sq. ft.; Plan 2—432 sq. ft. TOTAL CUBAGE, Plan 1—28,274 cu. ft.; Plan 2—21,121 cu. ft.



PLAN 1, WITH BASEMENT

PLAN 2, WITHOUT BASEMENT







... the modern home combines comfort and economy  
in many ways ...

In all types of distribution, the aim of heating engineers has been to give the home owning family uniform heat in all areas at all times. Today's heating systems, coupled with modern insulation materials, have eliminated the old complaints about uneven heat distribution, "cold spots," and high operating costs. All of the conveniences of automatic heat can be enjoyed in the modern home at a cost that does not exceed and frequently is less than that of old-fashioned hand-fired heat.

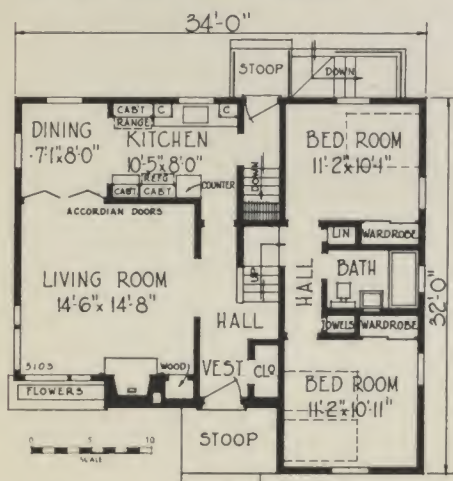
In his own home, the owner controls the heat and can have it whenever he wants it. The renter, on the other hand, often gets heat only when the landlord or janitor makes it available. In both cases, heat is paid for but only the home owner can be sure of having it when he wants it. Heating, together with plumbing, are the major health and comfort services of the home. The modern home designer has treated them as such and planned the modern home to get the utmost from them.

Incinerators that solve the garbage problem are available as are sink waste food disposer devices. New types of water heaters and water softeners that are low in first cost and low in operating cost can be had for any size home.

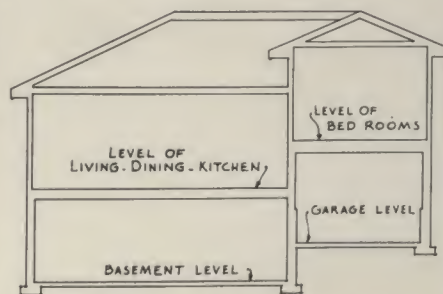


## design 5103

A careful study of the floor plan reveals the many conveniences to be found in this three level home. The section drawing shows the relationship of levels and the rooms located thereon.



SECOND AND THIRD LEVEL FLOOR PLAN



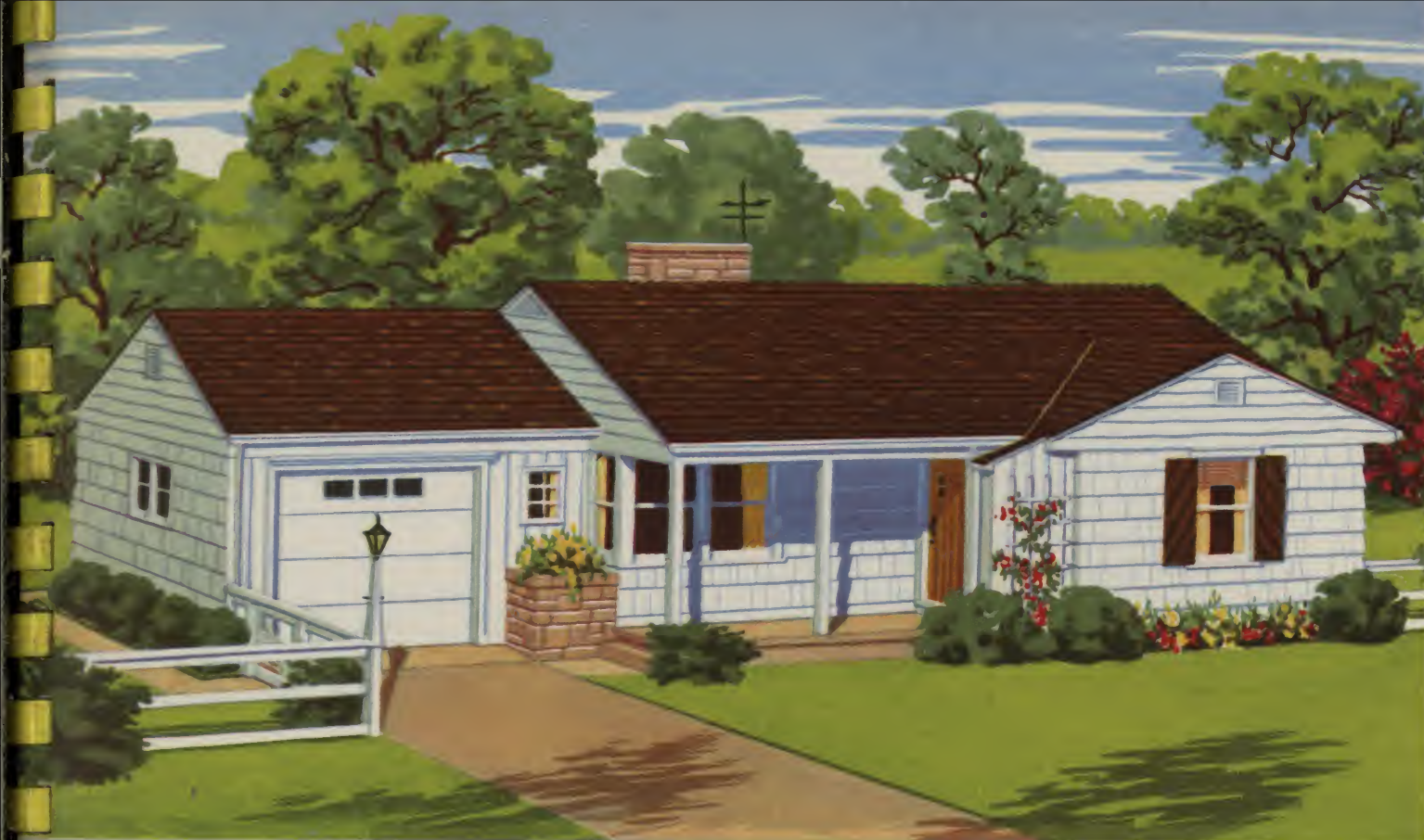
SECTION ILLUSTRATING ALL LEVELS

### DATA

LIVING AREA, 959 sq. ft.  
CUBAGE, 17,275 cu. ft.





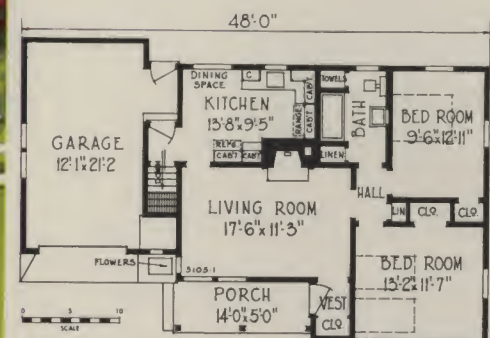


## design 5105

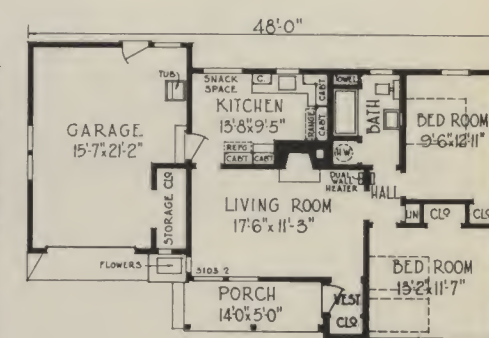
Here is a plan that will provide every living comfort for the small family. This four-room home features two bedrooms, living room with natural fireplace and an efficient kitchen which includes dining space. Ranch or rambler lines are further accentuated by the one-car garage.

### DATA

LIVING AREA, Plan 1—860 sq. ft.; Plan 2—814 sq. ft. Porch, Plan 1 & 2—70 sq. ft. Garage, Plan 1—296 sq. ft.; Plan 2—352 sq. ft. TOTAL CUBAGE, Plan 1—19,405 cu. ft.; Plan 2—14,756 cu. ft.



PLAN 1, WITH BASEMENT



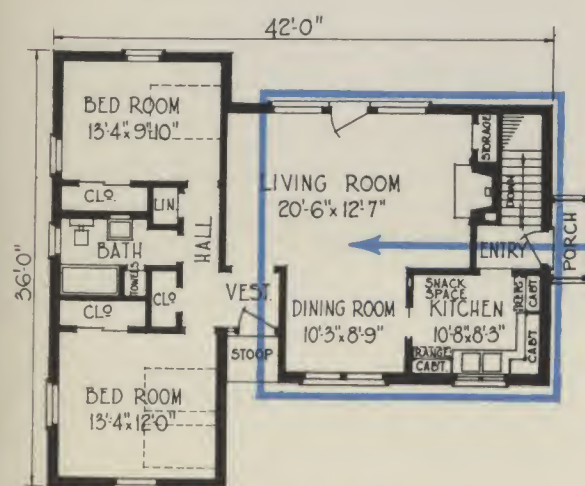
PLAN 2, WITHOUT BASEMENT

## design 5104

The exterior of this two-bedroom home is constructed of brick with vertical siding used in the gables. Basically a four-room house, five-room efficiency is provided by the large living-dining area. Other features are the "garden-view" living room and kitchen facing the street.

### DATA

LIVING AREA, Plan 1 & 2—1,160 sq. ft. CUBAGE, Plan 1—20,665 cu. ft.; Plan 2—14,240 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT







Floor-to-ceiling windows and semi-free-standing fireplace add to the glamor of this contemporary modern home.

... Your home can be your servant for all the years of your life ...

Light as you want it and should have it is what you get in the home of today. No more dark corners or closets, no more eye strain for children or adults, in daylight or at night. Spacious windows flood the modern home with sunlight and skillful use of direct and indirect lighting for night make every room a room for living.

The Bedfords found, as you will find, that the plan you select for your home is arranged to give you comfort in every detail.

Whether you choose electrical or gas appliances for your kitchen and laundry, expect to discover that the home planner is ahead of you in anticipating your every wish for convenience and economy. Again, his use of construction techniques and materials in the modern manner will give you a home that is safe, pleasant to live in, and easy to maintain.

The new things in kitchen efficiency, bathroom beauty, and laundry economy, discussed in greater detail on other pages of this book, contribute much to the enjoyment of home ownership in the most modest or elaborate house.

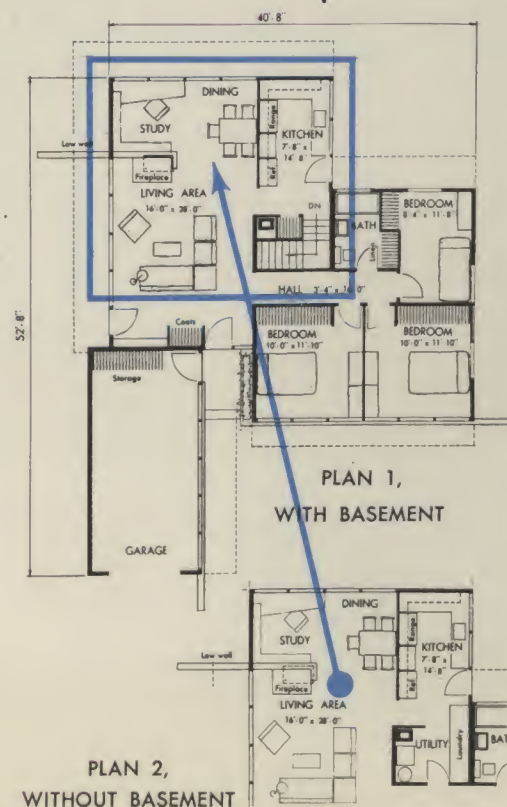
From every point of view and for every member of the family, the modern home is a mechanical marvel, truly a servant designed to give you the best service all the years of your life.

## design 5314

In addition to living and dining space, a secluded study area is also included in the living unit. This study is placed in back of the attractive semi-free-standing fireplace and is divided from the rest of the house by a low wall extending from the fireplace. The plan also contains three bedrooms and a modern "U" kitchen.

### DATA

LIVING AREA, Plan 1 & 2—1,184 sq. ft. Garage, Plan 1 & 2—312 sq. ft. TOTAL CUBAGE, Plan 1—22,500 cu. ft.; Plan 2—15,396 cu. ft.

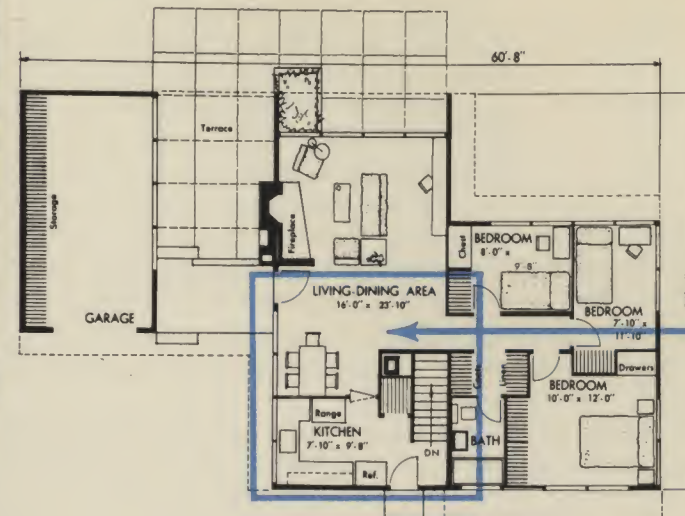


Homes shown here and on the following page were adapted from the Small Homes Council, University of Illinois.



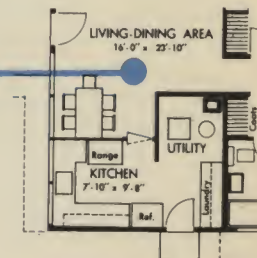
## design 5315

This three-bedroom home is made distinctive by the combination of flat and shed roof. Clerestory ventilators provide cross ventilation of the living-dining area. Note fireplace and outdoor grill.



PLAN 1, WITH BASEMENT

**DATA**  
LIVING AREA, Plan 1 & 2—1,048 sq. ft. Breezeway, Plan 1 & 2—77 sq. ft. Garage, Plan 1 & 2—278 sq. ft. TOTAL CUBAGE, Plan 1—20,070 cu. ft.; Plan 2—13,762 cu. ft.

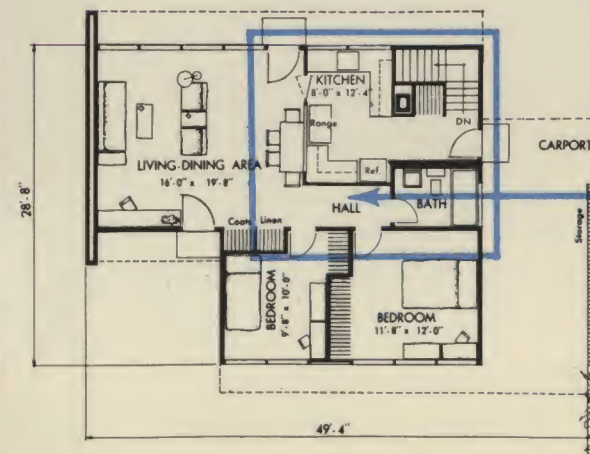


PLAN 2, WITHOUT BASEMENT

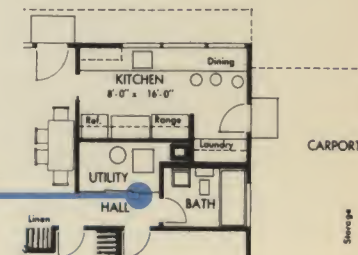
Above is shown a view of this design from the road; illustration at right is a view from rear garden.

## design 5316

This small house, with clerestory windows, is well-suited for a couple. The large living-dining area features high ceilings and large windows which look out on the garden.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

### DATA

LIVING AREA, Plan 1 & 2—917 sq. ft. Carport, Plan 1—272 sq. ft.; Plan 2—296 sq. ft. TOTAL CUBAGE, Plan 1—17,926 cu. ft.; Plan 2—12,424 cu. ft.

View in Living-Dining Area.





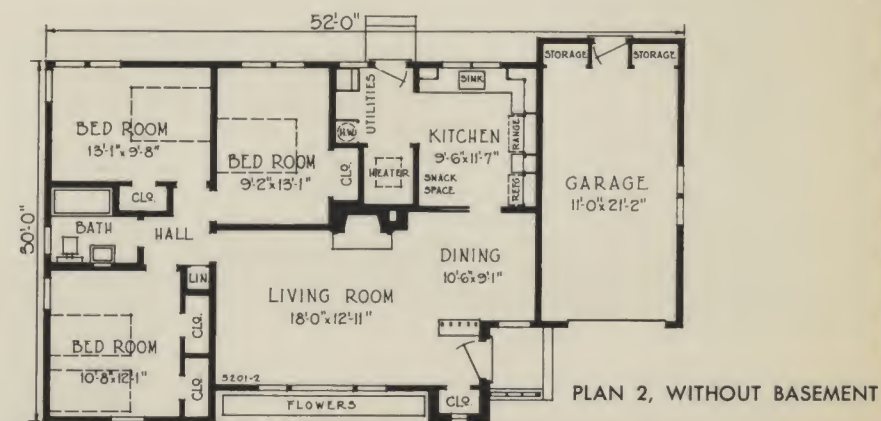
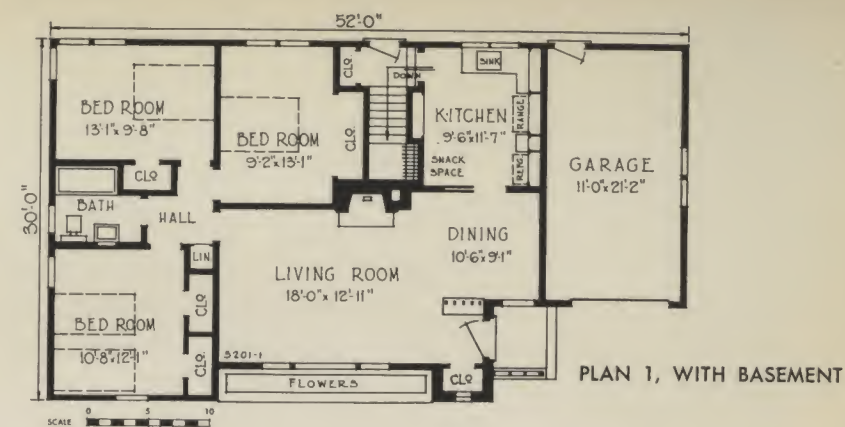
"There's nothing like a sun bath in your own back yard."

## What Does It Cost to Maintain the Modern Home?

If you're renting now and figure that you're saving a lot of money and energy because you don't have to maintain a home of your own, here are some new figures for you: every time you pay your rent, you're paying your share for the maintenance of the building and maybe you're getting it and maybe you're not. Certainly when you have a home of your own you'll want to maintain it to protect and enhance your investment, but whatever you spend for maintenance you'll get and enjoy. Moreover, you'll find that the energy factor has been reduced to the minimum.

If you like working around the house, you'll enjoy doing those occasional jobs that have to be done because you are doing them for yourself; and you'll find that they can be done for less than you pay the landlord for doing them. If you don't like working around the house, you'll find the modern home designed to give you minimum upkeep expense and you can hire your maintenance work done for no more than you're now paying the landlord.

To keep your new house looking new, there'll be no greater strain on your budget than the landlord is putting on it—probably a lot less!



## design 5201

As illustrated through front picture window below, this modern three-bedroom home includes a convenient and comfortable living-dining room and "L" shape kitchen with a snack space.



### DATA

LIVING AREA, Plan 1 & 2—1,134 sq. ft. Garage, Plan 1—253 sq. ft.; Plan 2—276 sq. ft. TOTAL CUBAGE, Plan 1—24,590 cu. ft.; Plan 2—18,049 cu. ft.





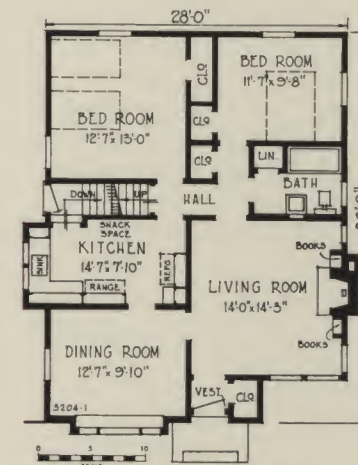


## design 5204

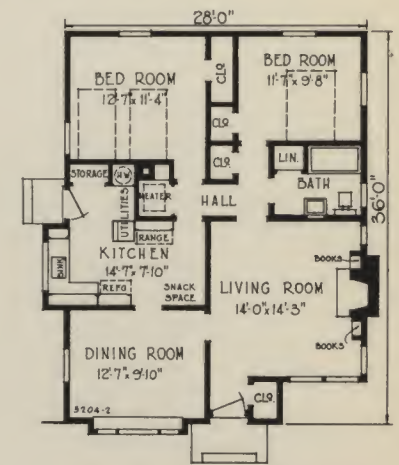
Contrast and pleasing effects are obtained through a combination of different types of wood siding on the exterior of this modern colonial home. Five rooms are provided and the plan shows two bedrooms and dining room for your living convenience.

### DATA

LIVING AREA, Plan 1 & 2—992 sq. ft. CUBAGE, Plan 1—20,276 cu. ft.; Plan 2—13,995 cu. ft.



PLAN 1, WITH BASEMENT

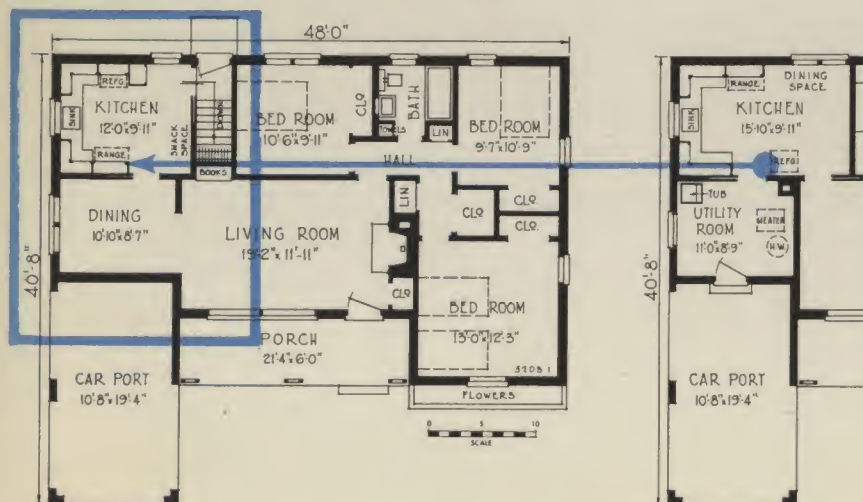


PLAN 2, WITHOUT BASEMENT

## design 5203

### DATA

LIVING AREA, Plan 1 & 2—1,202 sq. ft. Porch, Plan 1 & 2—132 sq. ft. Car Port, Plan 1 & 2—238 sq. ft. TOTAL CUBAGE, Plan 1—24,140 cu. ft.; Plan 2—16,330 cu. ft.



PLAN 1, WITH BASEMENT

PLAN 2,  
WITHOUT BASEMENT





## What You Pay for Your Home and How to Do It

When you build a home you pay only for the house and the ground it is built on. These are definitely measurable in dollars and cents. The desirability and size of the lot will determine its value and the cost of the house can be reckoned from cubic feet or square feet of construction. These values remain fairly constant over the years and may be re-sold at any time, often at a profit.

So, your home is an investment which pays dividends in living, in comfort, in convenience and security for you and your family, yet you pay only for the structure and the originally vacant property. Economists are agreed that the best investment for any American family is a home. It is protection against inflation, offers many tax advantages which renting does not offer, and eventually becomes a major asset.

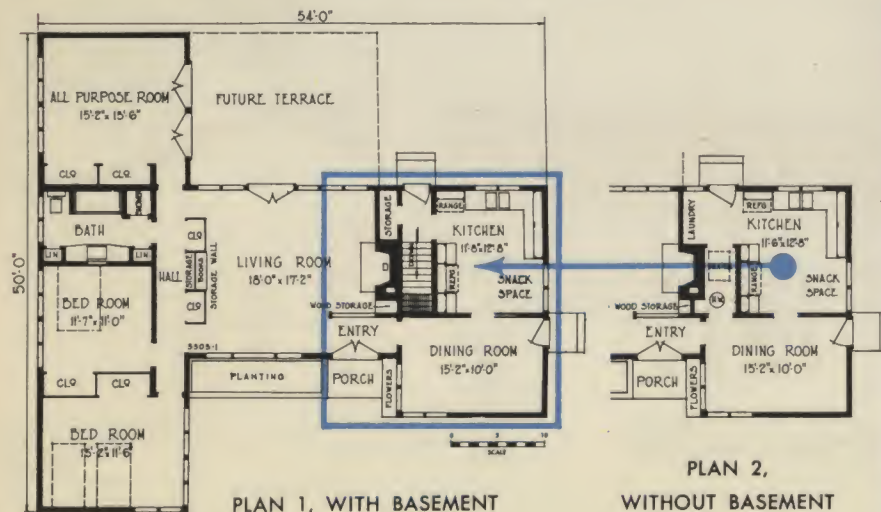
Any American family can and should have a home of its own. Even those who do not have enough to make a down payment on immediate construction can make a down payment on a lot or begin to save for the down payment on a lot. When the lot is paid for it probably will be enough to cover the down payment on construction. Shop for your vacant lot with a good realtor and get the location that is right for you.



## design 5303

### DATA

LIVING AREA, Plan 1 & 2—1,580 sq. ft. CUBAGE,  
Plan 1—23,344 cu. ft.; Plan 2—18,664 cu. ft.





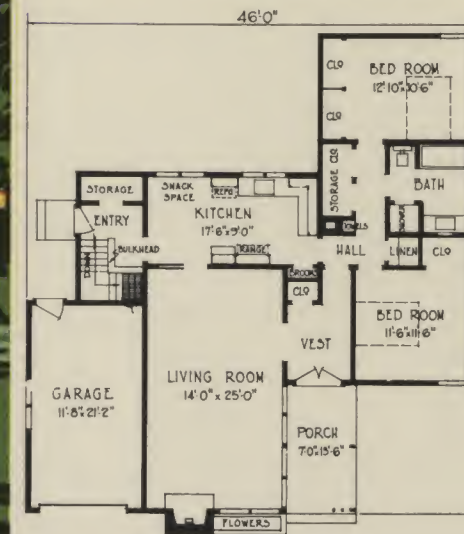


## design 5305

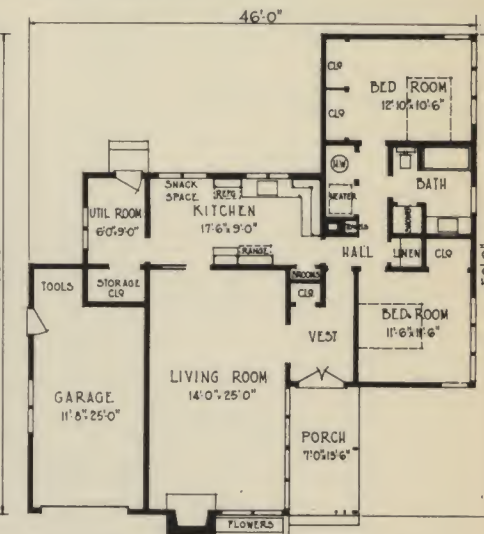
This contemporary ranch home has two bedrooms, large living room with fireplace, kitchen and dining space and attached garage.

### DATA

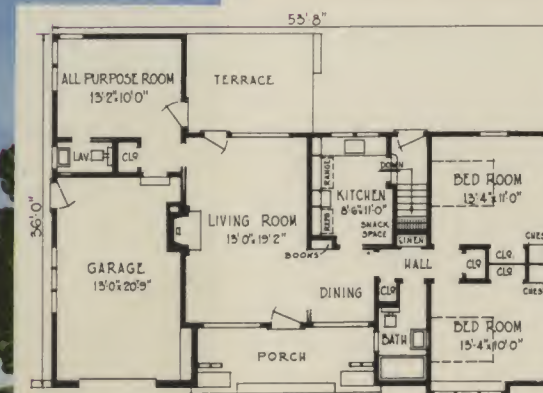
LIVING AREA, Plan 1 & 2—1,288 sq. ft. Porch, Plan 1 & 2—95 sq. ft. Garage, Plan 1—260 sq. ft.; Plan 2—282 sq. ft. TOTAL CUBAGE, Plan 1—25,550 cu. ft.; Plan 2—16,684 cu. ft.



PLAN 1, WITH BASEMENT



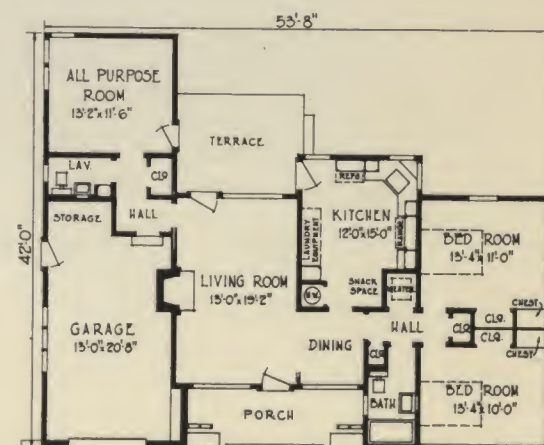
PLAN 2, WITHOUT BASEMENT



PLAN 1, WITH BASEMENT

### DATA

LIVING AREA, Plan 1—1,121 sq. ft.; Plan 2—1,232 sq. ft. Porch, Plan 1 & 2—84 sq. ft. Garage, Plan 1—305 sq. ft.; Plan 2—328 sq. ft. TOTAL CUBAGE, Plan 1—24,175 cu. ft.; Plan 2—20,192 cu. ft.



PLAN 2, WITHOUT BASEMENT

## design 5301

Featuring two bedrooms, all-purpose room with lavatory, large living-dining area, protected terrace and modern kitchen, this ranch type home is certain to appeal to everyone.





"Let's see now — , what does that word 'mortgage' mean?"

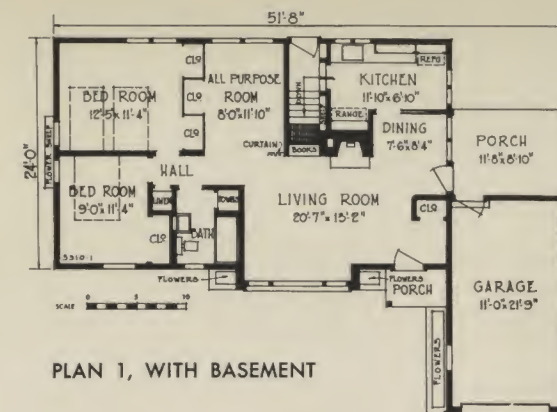
... talk to a financial institution about your home now

When you are ready to begin construction or to buy a lot, talk to the loan officer of your favorite lending institution. That organization will prove expert in the business of financing home purchases and can help you evolve the plan of payment that will be best for you. The cost of its services is far below the value you will receive.

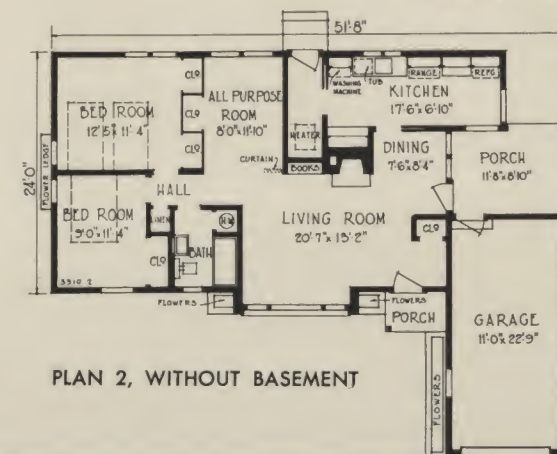
To give you some idea of the monthly costs for a typical 20-year loan on a new home in a fire-protected area, at 5½ per cent interest, the following table may be of some help. Varying conditions in different localities obviously will alter these figures:

Cost of Home	Loan	Principal & Interest	Total
\$12,000	\$ 9,600	\$ 66.04	\$ 83.97
\$14,000	\$10,500	\$ 72.19	\$ 94.49
\$16,000	\$12,000	\$ 82.55	\$107.23
\$18,000	\$13,500	\$ 92.87	\$120.93
\$22,000	\$15,000	\$103.19	\$134.53

The above totals include estimated taxes and insurance in an average mid-west area and were compiled by a local savings and loan association. Your own financial institution can give you accurate figures for your locality.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

## design 5310

In addition to two bedrooms, this ranch design features an all-purpose room which can serve as den, guest or playroom. A porch, accessible from the dining area, is located in the immediate rear of the garage.



Bookshelves and fire-place add to the charm of the living room.

### DATA

LIVING AREA, Plan 1—990 sq. ft.; Plan 2—1,032 sq. ft. Porch, Plan 1 & 2—125 sq. ft. Garage, Plan 1—268 sq. ft.; Plan 2—280 sq. ft. TOTAL CUBAGE, Plan 1—22,014 cu. ft.; Plan 2—26,755 cu. ft.





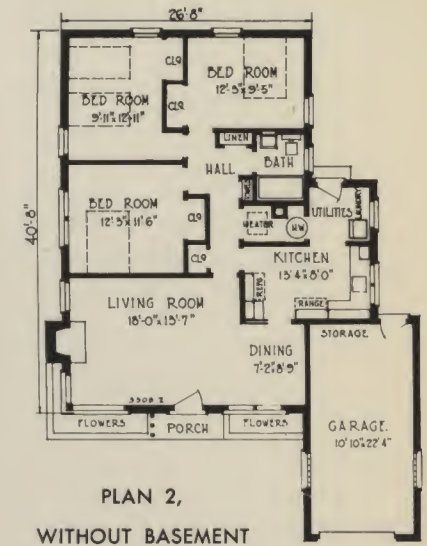
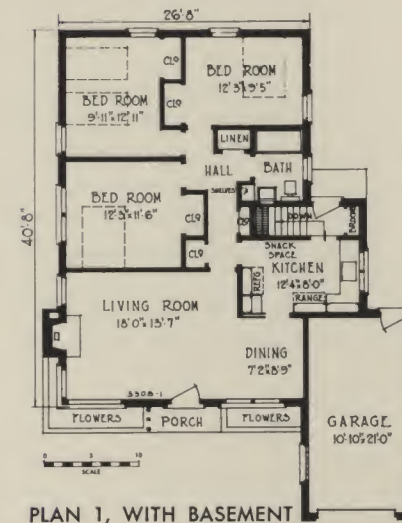


## design 5308

Excellent planning has provided a spacious living-dining area and three bedrooms served by a central hall. Exterior is of brick veneer.

### DATA

LIVING AREA, Plan 1—1,157 sq. ft.; Plan 2—1,187 sq. ft. Garage, Plan 1—276 sq. ft.; Plan 2—295 sq. ft. TOTAL CUBAGE—Plan 1—24,304 cu. ft.; Plan 2—17,872 cu. ft.

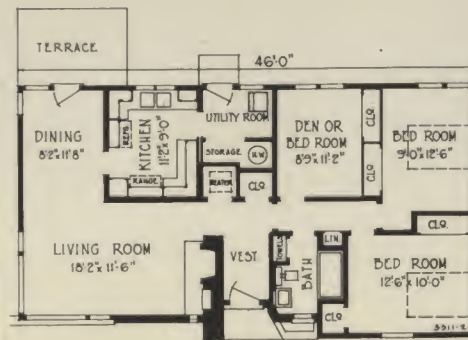
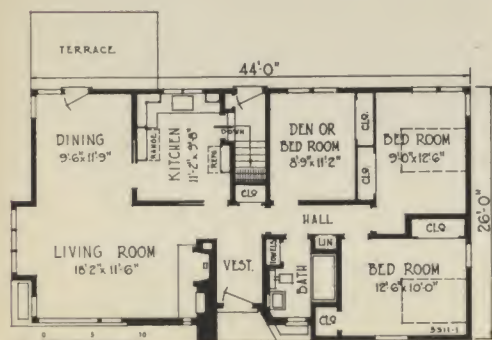


## design 5311

The massive stone fireplace chimney and modern clean-cut lines provide a simplicity that makes this well-planned home ideal for town or country living. A terrace, located off the dining area, has been included for summer living.

### DATA

LIVING AREA, Plan 1—1,100 sq. ft.; Plan 2—1,136 sq. ft.  
CUBAGE, Plan 1—20,648 cu. ft.; Plan 2—14,314 cu. ft.







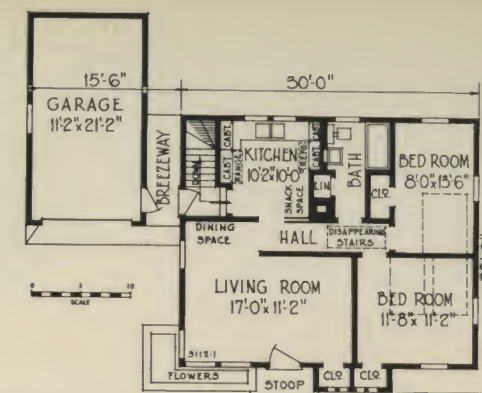
"Getting our own home is as simple as ABC."

... start making your plans for a home now

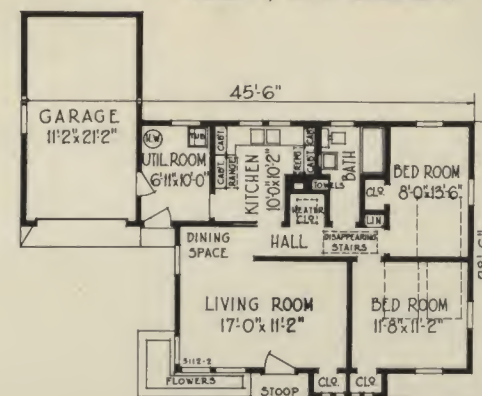
While planning your home is relatively easy, don't forget the many personal factors that should be well considered to give you and your family every possible benefit of modern living. Start from the ground up! Do you want a home with a basement or without a basement? Then consider the type of house you desire? Will it be a ranch or do you prefer a second floor to your house? Also be sure to study your living requirements for every room in the house: Kitchen, living and dining room, bedrooms and bath. These are only a few of the many questions that you alone can answer.

A careful review of the numerous subjects presented throughout this book will, without a doubt, be of great value in helping you check and select the comfort and convenience features that will apply to your individual home. A study of the homes, floor plans and interior suggestions will also stimulate your "ideal home" ideas.

Jot them down — then follow through for real comfort, security and happiness!



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

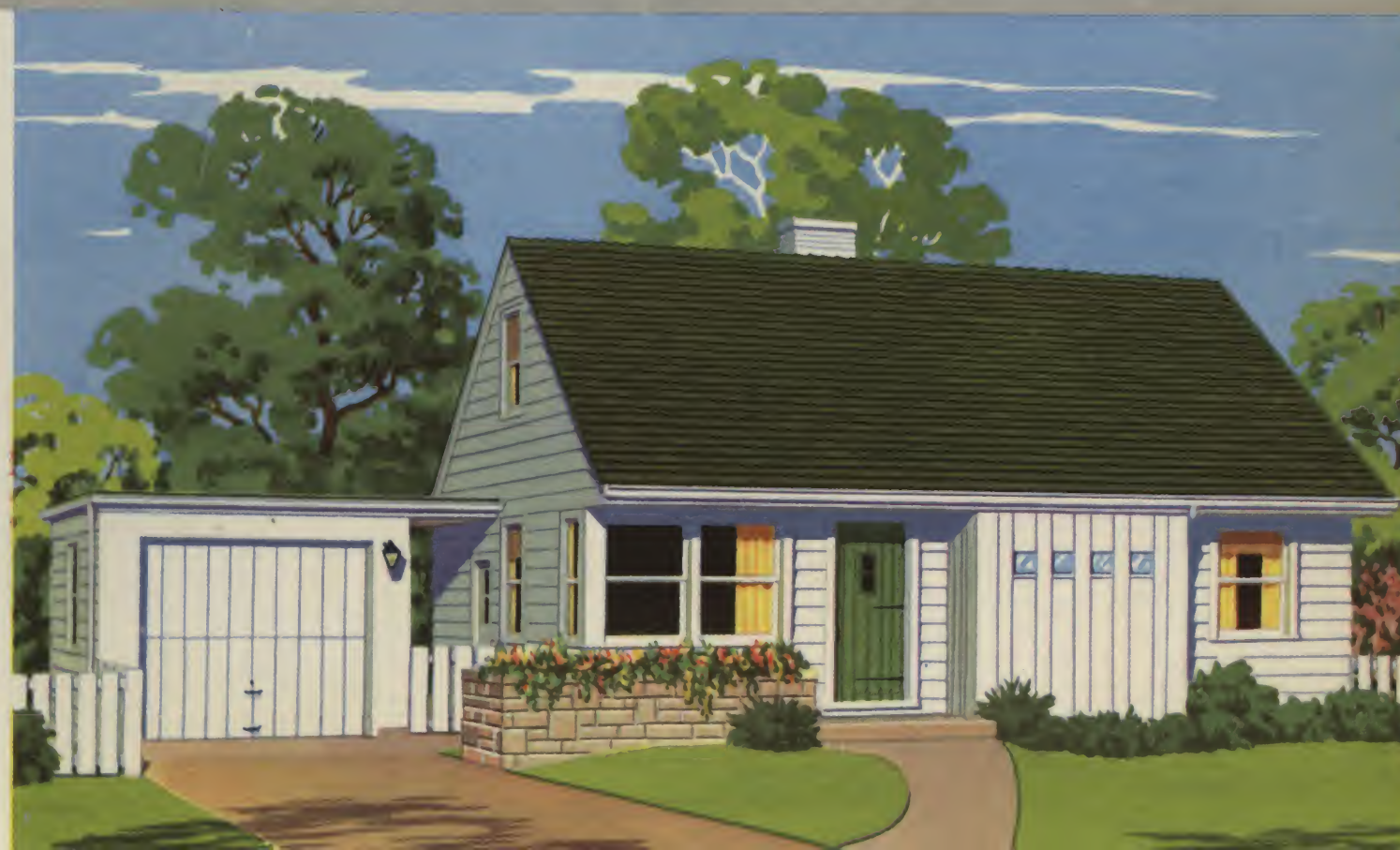
## design 5112

Horizontal and vertical siding, lannon stone and a touch of glass block are employed to create the interesting exterior of this modern four-room home. Plan consists of two bedrooms, living-dining room and kitchen.



### DATA

LIVING AREA, Plan 1—810 sq. ft.; Plan 2—851 sq. ft. Breezeway, Plan 1—40 sq. ft. Garage, Plan 1 & 2—264 sq. ft. TOTAL CUBAGE, Plan 1—19,306 cu. ft.; Plan 2—15,666 cu. ft.





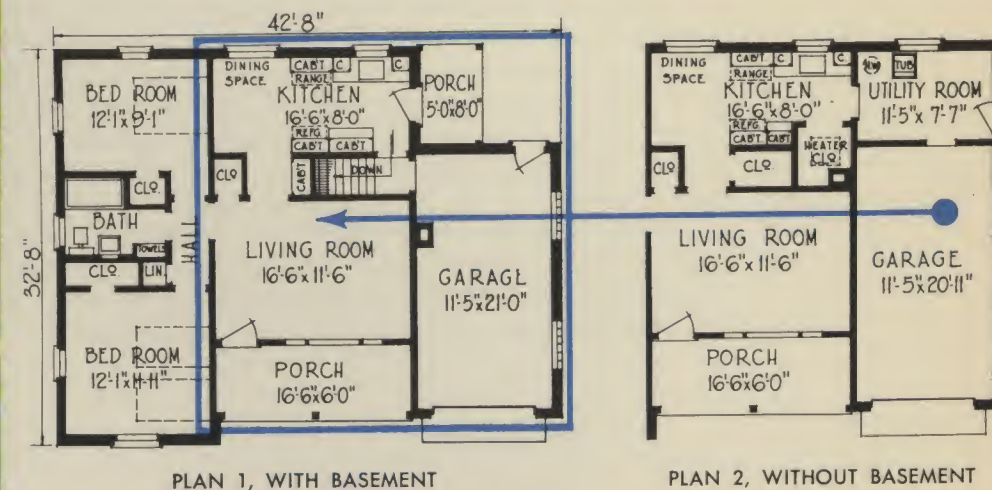


## design 5111

Brick veneer combined with vertical and horizontal siding stimulates the exterior appearance of this ranch home. Its well-planned interior, large front porch and attached garage meet every modern living need.

### DATA

LIVING AREA, Plan 1—869 sq. ft.; Plan 2—971 sq. ft. Porch, Plan 1 & 2—99 sq. ft. Garage, Plan 1—275 sq. ft.; Plan 2—268 sq. ft. TOTAL CUBAGE, Plan 1—20,670 cu. ft.; Plan 2—16,531 cu. ft.

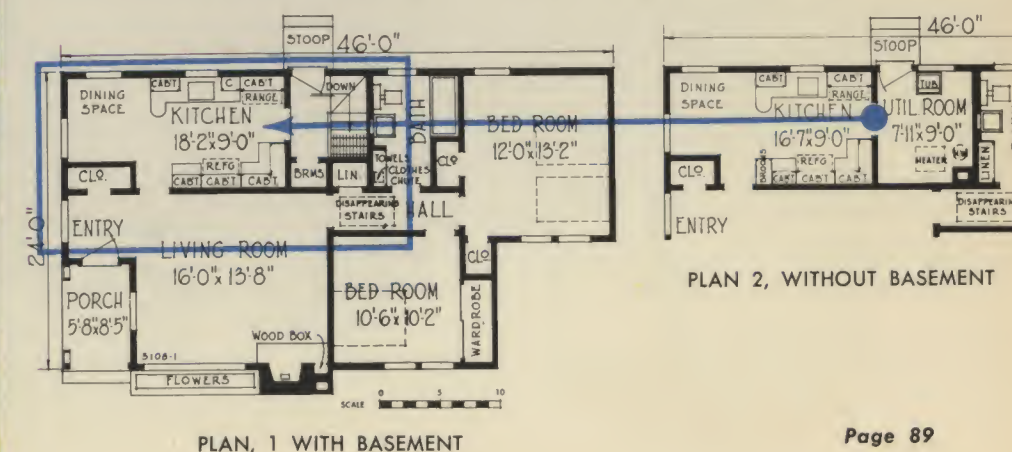


## design 5108

Here's a spreading four-room ranch type home containing large living room, two bedrooms, bath and kitchen with dining space that will comfortably house a family with one or two children. Let us help you plan for it now.

### DATA

LIVING AREA, Plan 1 & 2—962 sq. ft. Porch, Plan 1 & 2—48 sq. ft. TOTAL CUBAGE, Plan 1—18,801 cu. ft.; Plan 2—13,099 cu. ft.





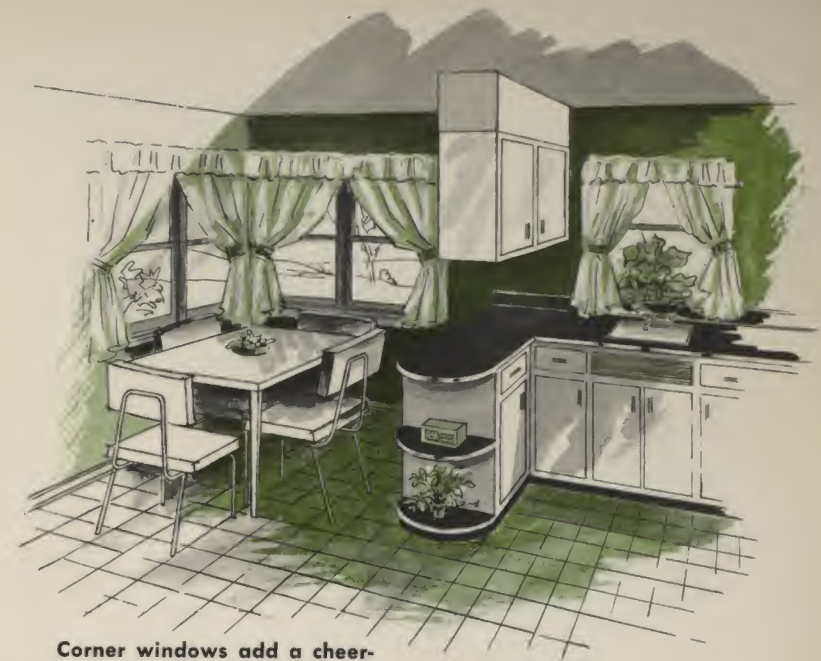
## ... home ownership versus renting — weigh the facts carefully

The material advantages of owning your own home as compared to renting are many. In weighing the facts dollarwise, consider that in renting you must continuously pay for:

1. The original cost of the structure
2. The cost of continued financing
3. Heating and maintenance
4. Taxes and insurance
5. A profit to the landlord

While it is agreed that heating, maintenance, taxes and insurance must be included as a part of your daily living as a homeowner, the original cost of your house and financing costs, through progressive payments, will be eventually eliminated thus relieving you of future payment obligation. Another decisive factor in favor of home ownership is that the previous profit paid to the landlord is comparable to the equity paid into a home which become your savings that continue to grow over the years.

Start making *your* plan for a home of your own. Talk it over with your lumber dealer. Talk it over with a financial institution. They can show you how you can join the Bedfords and millions of other families in enjoying the security, the freedom, the comfort and happiness of a home that is *yours*.



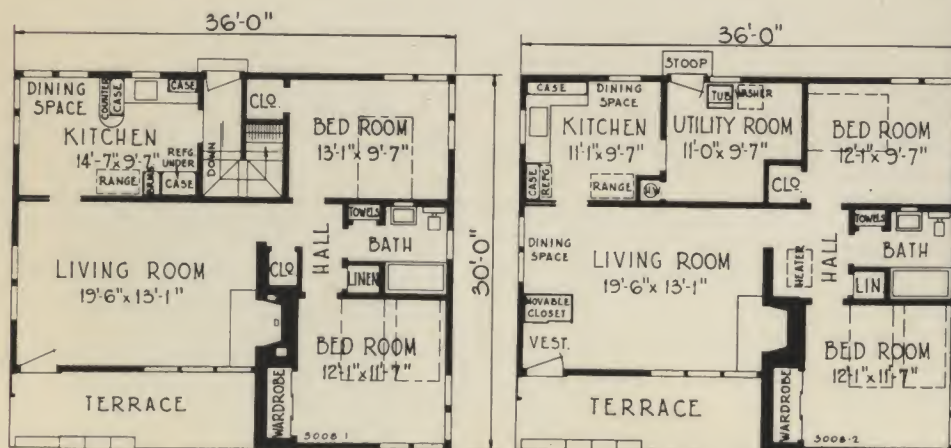
Corner windows add a cheerful note to the dining space as featured in Plan 1.

### DATA

LIVING AREA, Plan 1 & 2—960 sq. ft. CUBAGE, Plan 1—17,760 cu. ft.; Plan 2—12,000 cu. ft.

## design 5008

An unusually pleasing effect is achieved by the use of shiplap, drop siding and vertical "V" joint siding on the exterior of this two-bedroom home. Note the modern ventilators under the front windows.



PLAN 1, WITH BASEMENT

PLAN 2, WITHOUT BASEMENT



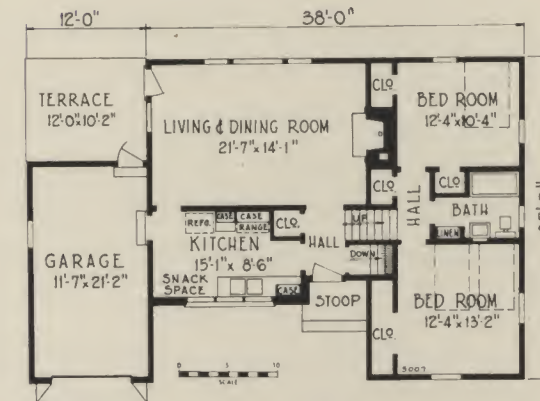


## design 5007

Let us give you complete information about this tri-level design featuring heating, laundry and storage facilities on the first level; living-dining room and kitchen on the second; and two bedrooms with bath on the third level.

### DATA

LIVING AREA, 1,035 sq. ft. Garage, 268 sq. ft. TOTAL CUBAGE, 18,851 cu. ft.



SECOND AND THIRD LEVEL FLOOR PLANS



FIRST LEVEL PLAN

## design 5010

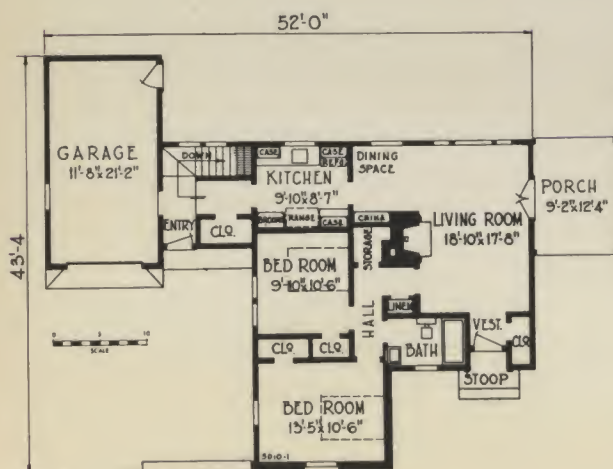
Distinctively colonial in character, this four-room house provides five-room efficiency. Note the large porch.



PLAN 2,  
WITHOUT BASEMENT

### DATA

LIVING AREA, Plan 1—973 sq. ft.; Plan 2—984 sq. ft. Porch, Plan 1 & 2—108 sq. ft. Garage, Plan 1—275 sq. ft.; Plan 2—253 sq. ft. TOTAL CUBAGE, Plan 1—22,262 cu. ft.; Plan 2—16,303 cu. ft.



PLAN 1, WITH BASEMENT





... life's two greatest possessions — a child and a home

For the family already enriched by one, two or more children, acquisition of life's other most prized possession ... a home ... is a "must" for complete happiness.

What will home ownership mean to you? Just this. When you acquire a home of your own, you receive much more than shelter, much more than a "house and lot." Home ownership satisfies most of your deepest desires such as: *Sense of Assurance; Peace of Mind; Increased Prestige; Family Unity; Relaxed Living; Assured Savings and Protected Investment.*

So look ahead and plan a home of your own to give you and your family greater comfort, convenience, more room to live, play and entertain as you wish. Your children and your home are life's two greatest possessions — enjoy them now!

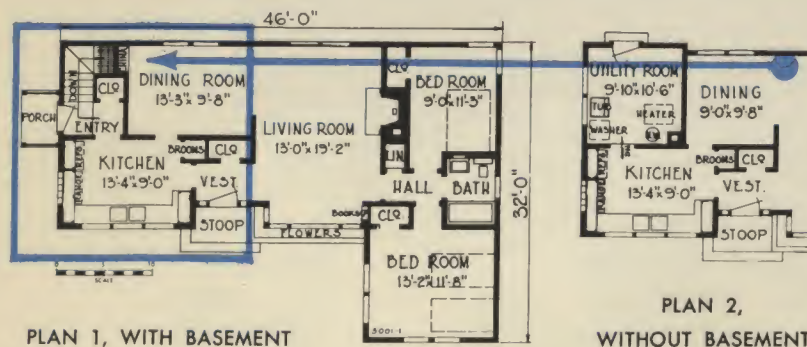


## design 5001

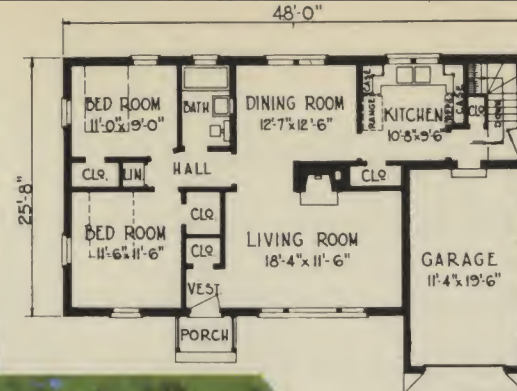
The popular hip roof with projecting front gable and walls of shingles add to the charm of this home's exterior. The floor plans include every practical living convenience.

### DATA

LIVING AREA, Plan 1—1,071 sq. ft.; Plan 2—1,080 sq. ft.  
CUBAGE, Plan 1—19,294 cu. ft.; Plan 2—12,859 cu. ft.







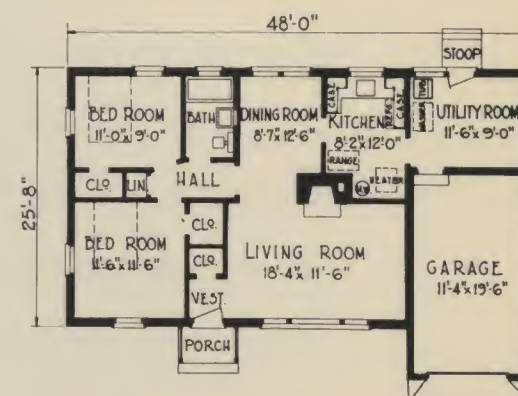
PLAN 1,  
WITH BASEMENT

#### DATA

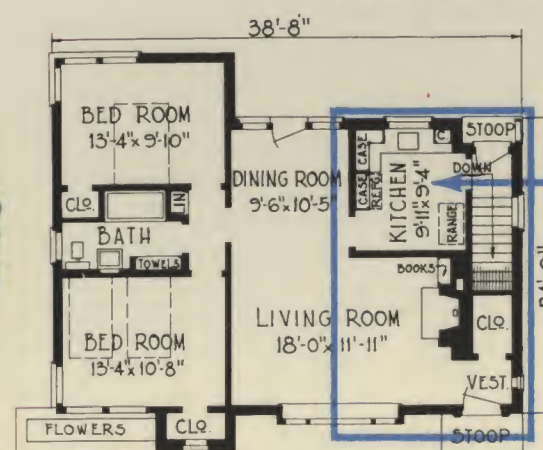
LIVING AREA, Plan 1—1,058 sq. ft.; Plan 2—1,050 sq. ft. Garage, Plan 1 & 2—246 sq. ft. TOTAL CUBAGE, Plan 1—22,624 cu. ft.; Plan 2—15,916 cu. ft.

## design 5006

This one-story home has five rooms consisting of kitchen, dining room, two bedrooms and a living room with natural fireplace. The picture window, shutters, and entry porch are pleasing features that add to the attractiveness of this brick veneer home.



PLAN 2, WITHOUT BASEMENT



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT

## design 5002

Although this design has many early colonial features, it is modern in every respect. Exterior walls are of solid brick with contrasting stone.

#### DATA

LIVING AREA, Plan 1—1,019 sq. ft.; Plan 2—1,082 sq. ft. CUBAGE, Plan 1—19,469 cu. ft.; Plan 2—13,314 cu. ft.



## Your Prelude to Happiness — Begin It Today . . .

Ralph and Barbara Bedford found real enjoyment in looking for the site for their home and in selecting the right plan to give them the fullest possible measure of the things they wanted most from a home. Your lumber dealer can guide you in your great adventure, as he guided the Bedfords in theirs.

The only experience you will ever have that will give you greater happiness than planning and building your home will be living in it — happiness that will last through the years — happiness that will spell comfort, convenience, security. Start toward that goal now, *today*.



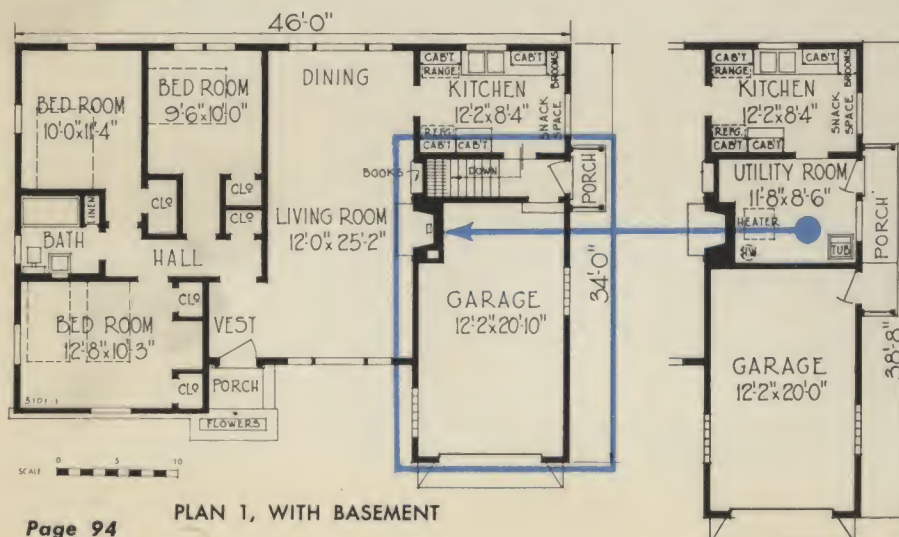
Bookshelves and natural fireplace are appealing features of the living room.

### DATA

LIVING AREA, Plan 1—1,100 sq. ft.; Plan 2—1,178 sq. ft. Garage, Plan 1 & 2—272 sq. ft. TOTAL CUBAGE, Plan 1—24,182 cu. ft.; Plan 2—18,640 cu. ft.

## design 5101

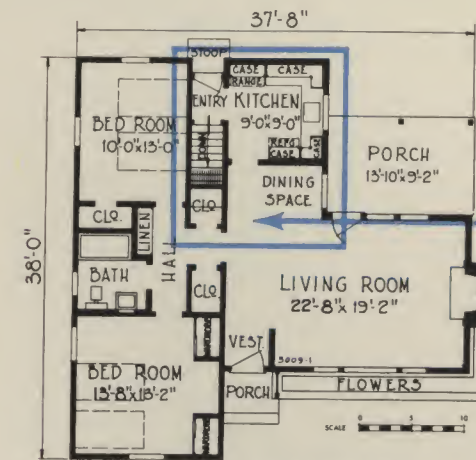
The living-dining room combination extends from the front to the rear of this design with the dining area at the back of the home just off the kitchen. Three bedrooms make it an ideal home for the large family.



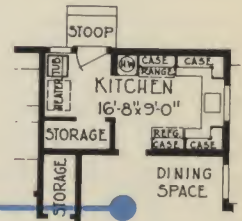


## design 5009

Dining facilities, located at the rear of the large living room and convenient to the kitchen, give this four-room home five-room efficiency. There is a covered porch which is accessible from the living room. The plan also includes two bedrooms with ample closet space.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT

### DATA

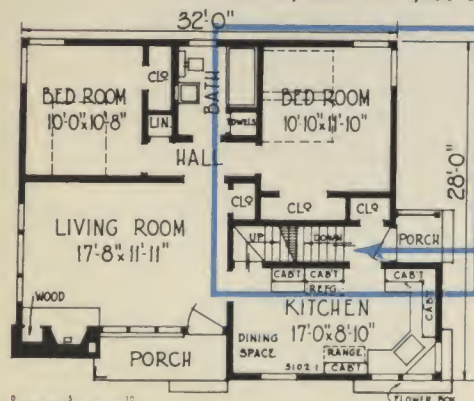
LIVING AREA, Plan 1—1,044 sq. ft.; Plan 2—1,106 sq. ft. Porch, Plan 1—122 sq. ft.; Plan 2—141 sq. ft. TOTAL CUBAGE, Plan 1—20,342 cu. ft.; Plan 2—15,040 cu. ft.

## design 5102

This small modern gable roof home has many colonial features, but at the same time it reflects the influence of ranch type architecture. Aside from four comfortable rooms, a stairway to attic storage is part of this better living plan.

### DATA

LIVING AREA, Plan 1—895 sq. ft.; Plan 2—925 sq. ft. Porch, Plan 1—62 sq. ft.; Plan 2—44 sq. ft. TOTAL CUBAGE, Plan 1—19,596 cu. ft.; Plan 2—13,233 cu. ft.



PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT







# index to 118 "Prelude to Happiness" homes

## NUMERICAL INDEX

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5002	(2)	93	5203	(2)	83	7009	(1)	74-75	7209	(2)	14-15
5006	(2)	93	5204	(2)	83	7012	(2)	66-67	7211	(2)	70-71
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5008	(2)	90	5303	(2)	84	7102	(2)	28-29	7302	(2)	16-17
5009	(2)	95	5305	(2)	85	7104	(2)	20-21	7304	(2)	56-57
5010	(2)	91	5308	(2)	87	7105	(2)	54-55	7305	(2)	30-31
5101	(2)	94	5310	(2)	86	7107	(2)	34-35	7307	(2)	32-33
5102	(2)	95	5311	(2)	87	7109	(2)	38-39	7308	(2)	12-13
5103	(1)	78	5314	(2)	80	7111	(2)	58-59	7310	(1)	22-23
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5105	(2)	79	5316	(2)	81	7203	(2)	52-53	7314	(2)	8-9
5108	(2)	89	7004	(2)	64-65	7204	(2)	46-47	7315	(2)	18-19
5111	(2)	89	7005	(2)	26-27	7205	(2)	48-49	7317	(2)	6-7
									7318	(2)	76-77

\*NOTE: Figure in parenthesis indicates number of various plans available for that design.

## INDEX TO VARIOUS ROOM ILLUSTRATIONS, BUILT-IN FEATURES, ETC.:

	Pages		Pages
Living Rooms	—4, —10, —14, —20, —24, —28, —30, —42, —50, —54, —74, —76, —78, —80, —81, —82, —86, —92.	Kitchens	—8, —12, —36, —37, —38, —40, —41, —56, —62, —64, —90.
Living & Dining	—6, —94.	Baths	—44, —48.
Dining	—34, —46.	Linen Closets	—66, —70.
Bedrooms	—26, —58.	Recreation Rooms	—68, —69.
Multi-use Rooms	—22, —60.	Storage Walls	—72, —84.
		Disappearing Stairs	—88.

Use this detailed index to check the houses in which you are most interested.

### 1 story—2 bedrooms

See Pages —10 & 11, —16 & 17, —24 & 25, —26 & 27, —28 & 29, —32 & 33, —34 & 35, —38 & 39, —42 & 43, —44 & 45, —46 & 47, —50 & 51, —54 & 55, —58 & 59, —62 & 63, —64 & 65, —66 & 67, —79, —81, —83, —85, —88, —89, —90, —91, —92, —93, —95.

### 1 story—3 bedrooms

See Pages —4 & 5, —6 & 7, —8 & 9, —12 & 13, —14 & 15, —16 & 17, —18 & 19, —20 & 21, —30 & 31, —48 & 49, —52 & 53, —56 & 57, —60 & 61, —70 & 71, —72 & 73, —76 & 77, —80, —81, —82, —83, —84, —85, —86, —87, —94.

### 1½ story—3 bedrooms

See Pages —74 & 75.

### Multi-level—2 bedrooms

See Pages —78, —91.

### Multi-level—3 bedrooms

See Pages —22 & 23.

### 1 story Homes with 1½ or 2 baths:

See Pages —4 & 5, —6 & 7, —20 & 21, —52 & 53, —70 & 71, —76 & 77, —85.

### Homes with Carports:

See Pages —8 & 9, —32 & 33, —81, —83.

### Homes with One-car Garage:

See Pages —10 & 11, —12 & 13, —14 & 15, —16 & 17, —18 & 19, —22 & 23, —30 & 31, —38 & 39, —44 & 45, —46 & 47, —54 & 55, —56 & 57, —58 & 59, —60 & 61, —62 & 63, —64 & 65, —66 & 67, —70 & 71, —72 & 73, —74 & 75, —78, —79, —80, —81, —82, —85, —86, —87, —88, —89, —91, —93, —94.

### Homes with Two-car Garage:

See Pages —4 & 5, —6 & 7, —20 & 21, —42 & 43, —76 & 77.

The following index classifies the homes illustrated in this book by LIVABLE AREA:

Area	With Basement	Without Basement
800 to 899 sq. ft.: See Pages	—79, —88, —89, —95.	—79, —88.
900 to 999 sq. ft.: See Pages	—10 & 11, —50 & 51, —66 & 67, —78, —81, —83, —86, —89, —90, —91.	—66 & 67, —81, —83, —89, —90, —91, —95.
1000 to 1099 sq. ft.: See Pages	—16 & 17, —22 & 23, —24 & 25, —28 & 29, —30 & 31, —32 & 33, —34 & 35, —46 & 47, —54 & 55, —58 & 59, —64 & 65, —70 & 71, —72 & 73, —81, —91, —92, —93, —95.	—10 & 11, —16 & 17, —28 & 29, —32 & 33, —46 & 47, —50 & 51, —56 & 57, —58 & 59, —64 & 65, —70 & 71, —81, —86, —92, —93.
1100 to 1199 sq. ft.: See Pages	—18 & 19, —38 & 39, —42 & 43, —56 & 57, —60 & 61, —79, —80, —82, —85, —87, —94.	—18 & 19, —24 & 25, —30 & 31, —34 & 35, —42 & 43, —54 & 55, —60 & 61, —72 & 73, —79, —80, —82, —87, —94, —95.
1200 to 1299 sq. ft.: See Pages	—8 & 9, —12 & 13, —20 & 21, —44 & 45, —52 & 53, —62 & 63, —83, —85.	—8 & 9, —12 & 13, —20 & 21, —38 & 39, —44 & 45, —52 & 53, —62 & 63, —83, —85.
1300 to 1399 sq. ft.: See Pages	—14 & 15, —48 & 49, —76 & 77.	—14 & 15, —48 & 49, —76 & 77.
1400 sq. ft. and over: See Pages	—4 & 5, —6 & 7, —26 & 27, —74 & 75, —84.	—4 & 5, —6 & 7, —26 & 27, —84.

see us for blueprint plans and other information

## ACCURATE BLUEPRINT PLANS

Your "Prelude to Happiness" home must first be "constructed" on paper with every detail clearly defined, if you are to be assured of complete understanding and agreement among all concerned with the building of your home. In the interests of sound and better small home construction, each design in this book was engineered by architects and technicians experienced in specialized fields of home planning. All blueprint working drawings include the following: basement or foundation plan; floor plans; front, rear and side elevations; complete framing plans; wall sections and all necessary details.

## REVERSED PLANS

Perhaps your home should face the opposite direction. Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts the west. Therefore, plans of homes as illustrated in this book are available either as shown or reversed, as may be required.



## SPECIFICATIONS

are statements of particulars which tell you what you are going to receive in materials and workmanship. Blank specification forms and contract forms are included with blueprint plans.







